

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, May 23, 2018
10:10 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN CINDY BASS
COUNCILMAN ALLAN DOMB
COUNCILWOMAN HELEN GYM
COUNCILMAN BOBBY HENON
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA
COUNCILMAN AL TAUBENBERGER

BILLS 160710, 180012, 180217, 180286, 180384,
180385, 180387, 180395, and 180397

- - -

1 5/23/18 - RULES - BILL 160710, ETC.

2 COUNCILMAN GREENLEE: Good
3 morning, everybody. This is the Rules
4 Committee. We have attained a quorum
5 with Councilman Squilla, the Vice Chair
6 of the Committee, Councilman Jones,
7 Councilman Taubenberger, and Council
8 President Clarke and myself, Bill
9 Greenlee.

10 What we're going to do here, I
11 know there are people here to testify on
12 a number of bills. We have about five
13 bills which should not have a lot of
14 testimony. We're going to try to run
15 through them fast and then get to the
16 three that I know will have some
17 witnesses. Okay? So bear with us,
18 please.

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

21 Also, please let the record
22 show that Councilwoman Reynolds Brown and
23 Councilman Johnson, members of the
24 Committee, are present.

25 Ms. Marconi, please.

1 5/23/18 - RULES - BILL 160710, ETC.

2 THE CLERK: Bill No. 180384, an
3 ordinance approving the fifteenth
4 amendment of the redevelopment proposal
5 for the Cecil B. Moore Urban Renewal
6 Area, being the area generally bounded by
7 Fifteenth Street on the east, Jefferson
8 Street on the south, Nineteenth Street on
9 the west and Montgomery Avenue on the
10 north, including the fifteenth amendment
11 to the urban renewal plan, which
12 provides, inter alia, for changes that
13 would make it consistent with the North
14 Philadelphia Redevelopment Area Plan and
15 generally consistent with the City of
16 Philadelphia's 2035 Comprehensive Plan.

17 COUNCILMAN GREENLEE: Thank
18 you.

19 Hold on. Technical
20 difficulties.

21 (Pause.)

22 (Witness approached witness
23 table.)

24 COUNCILMAN GREENLEE: The world
25 of technology works.

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2 Mr. Heller, please.

3 Sorry about that, everybody.

4 Please identify yourself and
5 proceed.

6 MR. HELLER: Hello. Gregory
7 Heller. I'm the Executive Director of
8 the Philadelphia Redevelopment Authority.

9 COUNCILMAN GREENLEE: Good
10 morning.

11 MR. HELLER: Honorable
12 Chairperson, members of the Committee,
13 I'm here to speak in support of Bill No.
14 180384, which is the fifteenth amendment
15 of the redevelopment proposal and the
16 fifteenth amended urban renewal plan for
17 the Cecil B. Moore Urban Renewal Area.

18 This bill would authorize the
19 Philadelphia Redevelopment Authority to
20 facilitate the implementation of the most
21 recent Comprehensive Plan approved by the
22 Philadelphia City Planning Commission.
23 The current Comprehensive Plan identifies
24 forward-thinking goals and strategies for
25 achieving new and appropriate development

1 5/23/18 - RULES - BILL 160710, ETC.
2 within the City and will direct the
3 redevelopment of the Cecil B. Moore Urban
4 Renewal Area by zoning code controls and
5 guidelines as detailed by the
6 Philadelphia City Planning Commission.

7 Honorable Chairperson and
8 members of the Committee, I respectfully
9 request favorable consideration of Bill
10 No. 180384 and would also ask the
11 suspension of Council rules to allow the
12 first reading on May 24th, 2018.

13 COUNCILMAN GREENLEE: Thank
14 you, Mr. Heller.

15 You're just here for support,
16 right? Okay, Mary.

17 Any questions for Mr. Heller on
18 this bill?

19 (No response.)

20 COUNCILMAN GREENLEE: Hearing
21 none, anyone else here to testify on Bill
22 No. 180384?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, thank you. Mr. Heller, hang in

1 5/23/18 - RULES - BILL 160710, ETC.
2 there. I think we got one other in a
3 couple.

4 MR. HELLER: All right.

5 Thanks.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Ms. Marconi, our next bill,
9 please.

10 THE CLERK: Bill No. 180385, an
11 ordinance to amend the Philadelphia
12 Zoning Maps by changing the zoning
13 designations of certain areas of land
14 located within an area bounded by Ridge
15 Avenue, Gorgas Lane (extended), Henry
16 Avenue, Valley Avenue, and Domino Lane.

17 (Witness approached witness
18 table.)

19 COUNCILMAN GREENLEE: Mr.
20 Gregorski, good morning.

21 MR. GREGORSKI: Good morning,
22 Councilman Greenlee, members of the Rules
23 Committee. I'm Marty Gregorski, the
24 Division Director with the Development
25 Division of the Philadelphia City

1 5/23/18 - RULES - BILL 160710, ETC.
2 Planning Commission. I'm here to testify
3 on Bill No. 180385, which was introduced
4 into City Council on April 26th of this
5 year by Councilmember Jones.

6 Bill No. 180385 amends the
7 Philadelphia Zoning Maps by remapping an
8 area bounded by Ridge Ave, Gorgas Lane,
9 Henry Ave, Valley Ave, and Domino Lane.

10 The bill is intended for
11 corrective remapping purposes and
12 advancement of the goals and
13 recommendations of the Lower Northwest
14 District Plan, specifically to remap to
15 match prevailing use, lot size, and/or
16 width.

17 The Planning Commission staff
18 has worked closely with Councilman Jones'
19 staff as well as the leadership of the
20 Ridge Park Civic Association on this
21 remapping. The Philadelphia City
22 Planning Commission considered Bill No.
23 180385 at its meeting of May 15th of this
24 year and recommended it for approval.

25 And I'd be happy to answer any

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2 questions.

3 COUNCILMAN GREENLEE: Thank
4 you, sir.

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

7 COUNCILMAN JONES: Just
8 statement, Mr. Chair.

9 COUNCILMAN GREENLEE: Yes.
10 Councilman Jones.

11 COUNCILMAN JONES: Thank you,
12 Mr. Chairman.

13 I want to thank the Planning
14 Commission for working on this. One size
15 does not fit all in the Fourth District.
16 There are places in the Fourth District
17 where we would welcome development,
18 almost any type of development, but there
19 are places in the Fourth District that
20 have had too much of a good thing, and
21 people have discovered this community and
22 have decided to take single properties
23 down and replace them with multiple
24 properties in their stead, twins often.
25 What we hope to do with this is measure

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2 and slow down that type of subdivision,
3 because when people bought those
4 properties, they had it under the
5 expectation that it would be a single
6 housing street and community. What we
7 hope to do through this legislation is
8 continue that quiet enjoyment in that
9 part of town.

10 So thank you, Mr. Chair.

11 COUNCILMAN GREENLEE: Thank
12 you, Councilman.

13 Any other questions or
14 comments?

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, anyone else here to testify on Bill
18 No. 180385?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing
21 none, thank you.

22 Ms. Marconi, our next bill,
23 please.

24 THE CLERK: Bill No. 180395, an
25 ordinance to amend the Philadelphia

1 5/23/18 - RULES - BILL 160710, ETC.
2 Zoning Maps by changing the zoning
3 designations of certain areas of land
4 located within an area bounded by
5 Bustleton Avenue, Solly Avenue, Eastwood
6 Avenue and Stanwood Street.

7 MR. GREGORSKI: Good morning,
8 Councilman Greenlee, members of the Rules
9 Committee. I'm Marty Gregorski with the
10 Planning Commission. This bill was
11 introduced on April 26th of this year by
12 Councilmember O'Neill.

13 Bill No. 180395 proposes
14 changing the zoning designations of the
15 Pelbano Recreation Center in the
16 Rhawnhurst section of the Central
17 Northeast District of Philadelphia in the
18 area bounded by Bustleton, Solly,
19 Eastwood, and Stanwood Street from its
20 existing commercial and residential
21 zoning to a new "SP-POA" Active Parks and
22 Open Space zoning. This action will
23 match the zoning classification with the
24 existing use, help preserve parks and
25 open space, and is consistent with the

1 5/23/18 - RULES - BILL 160710, ETC.

2 community goals and recommendations of
3 the Central Northeast District Plan.

4 The City Planning Commission at
5 its meeting of May 15th of this year
6 recommended Bill No. 180395 for approval.

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

9 COUNCILMAN GREENLEE: Thank
10 you, sir.

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

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, anyone else here to testify on Bill
16 No. 180395?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, thank you.

20 Ms. Marconi, please.

21 THE CLERK: Bill No. 180397, an
22 ordinance approving the forty-second
23 amendment of the redevelopment proposal
24 for the Model Cities Urban Renewal Area,
25 being the area beginning at the northwest

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2 corner of Front Street and Spring Garden
3 Street, including the thirty-fourth
4 amendment to the urban renewal plan,
5 which provides, inter alia, for changes
6 that would make it consistent with the
7 North Philadelphia Redevelopment Area
8 Plan and generally consistent with the
9 most recent Comprehensive Plan approved
10 by the City Planning Commission of the
11 City of Philadelphia.

12 COUNCILMAN GREENLEE: Good
13 morning, Mr. Heller, again.

14 MR. HELLER: Hello again.
15 Gregory Heller, Executive Director of the
16 Philadelphia City Planning Commission.

17 Honorable Chairperson and
18 members of the Committee, I am here to
19 speak in support of Bill No. 180397,
20 which is the forty-second amendment to
21 the redevelopment proposal and the
22 thirty-fourth amended urban renewal plan
23 for the Model Cities Urban Renewal Area.

24 This bill would authorize the
25 Philadelphia Redevelopment Authority to

1 5/23/18 - RULES - BILL 160710, ETC.
2 facilitate the implementation of the most
3 recent Comprehensive Plan approved by the
4 Philadelphia City Planning Commission.
5 The current Comprehensive Plan identifies
6 forward-thinking goals and strategies for
7 achieving new and appropriate development
8 within the City and will direct the
9 redevelopment of the Model Cities Urban
10 Renewal Area by zoning code controls and
11 guidelines as detailed by the
12 Philadelphia City Planning Commission.

13 I respectfully request
14 favorable consideration of Bill No.
15 180397 and would ask also the suspension
16 of Council rules to allow the first
17 reading on May 24th, 2018.

18 COUNCILMAN GREENLEE: Thank
19 you, sir.

20 Any questions for Mr. Heller on
21 this bill?

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, anyone else here to testify on Bill
25 No. 180397?

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2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, thank you, Mr. Heller.

5 MR. HELLER: Thank you.

6 COUNCILMAN GREENLEE: I
7 appreciate your time.

8 Ms. Marconi, our next bill,
9 please.

10 THE CLERK: Bill No. 180015, an
11 ordinance authorizing the City of
12 Philadelphia to organize an authority to
13 be known as the Callowhill Business
14 Improvement District, pursuant to the
15 provisions of the Municipality
16 Authorities Act 53 PA C.S. 5601 et
17 sequence, all under certain terms and
18 conditions.

19 (Witnesses approached witness
20 table.)

21 COUNCILMAN GREENLEE: Good
22 morning.

23 MS. EDWARDS: Good morning,
24 Chairman Greenlee and members --

25 COUNCILMAN GREENLEE: A little

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2 closer to the mic. You can pull the mic
3 close. It moves.

4 MS. EDWARDS: How is that?
5 Good? I don't want to get too close.
6 Okay. Off to a great start. Thank you.

7 COUNCILMAN GREENLEE: I'm
8 sorry. Let me recognize the sponsor of
9 this bill, Councilman Squilla.

10 COUNCILMAN SQUILLA: Thank you,
11 Mr. Chairman.

12 I do want to say that this bill
13 is to initiate the possibility of
14 exploring an improvement district in the
15 area, and what it does is, it allows the
16 group to get together, explore the
17 options, work with the community as a
18 whole and the businesses surrounding the
19 area to see if the feasibility of an
20 improvement district is what the
21 community wants. And I think it's a
22 great opportunity to help us grow not
23 only in the City of Philadelphia but
24 particularly in that area to really see
25 that the changes that are happening

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2 become positive changes.

3 So thank you very much, and I
4 do strongly support this.

5 COUNCILMAN GREENLEE: Thank
6 you, sir.

7 Again, please identify yourself
8 and proceed.

9 MS. EDWARDS: Sure. My name is
10 Kelly Catherine Ganzars Edwards. I work
11 in Community Relations at Arts and Crafts
12 Holdings.

13 COUNCILMAN GREENLEE: Go ahead.

14 MS. EDWARDS: Good morning,
15 Chairman Greenlee and members of the
16 Rules Committee. My name is Kelly
17 Edwards. I work in Community Relations
18 at Arts and Crafts. We are a real estate
19 investment, development, and management
20 group focusing on repurposing the
21 existing industrial buildings in the
22 Callowhill neighborhood. The company was
23 founded in 2015, and I have been with
24 them for two of those three years now.
25 We have grown in that short amount of

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2 time from five people to 15, and we have
3 generated more than 300 construction jobs
4 in that area. My role includes community
5 outreach, government relations, and a
6 little bit of everything else to make
7 sure we're working closely with our
8 neighbors in that area.

9 I am here today as a member of
10 the proposed BID board, which I will be
11 spearheading along with colleagues and
12 neighbors. After working in the
13 neighborhood for the past two years, we
14 see that it is in need of the types of
15 additional services that a BID can
16 provide. Some of these services may
17 include paying for periodic cleaning to
18 deter littering and dumping throughout
19 the area, adding greenery and street
20 furniture as amenities for folks
21 traversing the neighborhood. Another
22 concern that has come up in community
23 discussions has been the issue of safety,
24 which a BID can address by providing
25 better -- by paying for better street

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2 lighting and wayfinding. We also want to
3 be ready to assist with the maintenance
4 of the next phase of the Rail Park.

5 Because we are creating a BID
6 under the Municipal Authorities Act, we
7 have not drawn boundaries for this BID
8 yet, but we plan to include longstanding
9 businesses and residents as well as new
10 stakeholders in the neighborhood in our
11 decision-making process. Additionally,
12 there are a number of not-for-profit
13 organizations, schools, and the
14 much-anticipated Rail Park which are all
15 neighborhood assets and stakeholders in
16 this effort. I look forward to
17 implementing a robust outreach effort to
18 include all members of the community and
19 hear all voices. I have already started
20 a steering committee which includes folks
21 who are interested in participating;
22 however, unable to commit to a board
23 position.

24 We plan to do a robust and
25 inclusive planning process, conduct our

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2 own public hearings, consult with the
3 City, and come back to you with the
4 results. We are committed to an
5 inclusive process of community and
6 economic development, and we look for
7 your approval today.

8 COUNCILMAN GREENLEE: Sir, did
9 you want to say something?

10 MR. GOLDSTEIN: Yes.

11 COUNCILMAN GREENLEE: Please
12 identify yourself and proceed.

13 MR. GOLDSTEIN: My name is Jay
14 Goldstein. I am a member of the proposed
15 BID board. I'm also Chairman of the
16 Spring Garden Lending Group, and Spring
17 Garden Lending is a private lender in
18 which we've issued loans to acquire and
19 construct real estate investment
20 properties, and we are headquartered in
21 the Callowhill neighborhood. We have
22 lent about \$100 million for neighborhood
23 development in the City of Philadelphia
24 in the last 18 months.

25 I'm also the manager of a real

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2 estate investment fund that has a
3 majority ownership interest in 14
4 properties in this neighborhood, and we
5 control about 350,000 square feet of
6 commercial space and about 30 apartment
7 units. Before my involvement in the
8 neighborhood, I was the CEO of Valley
9 Green Bank with all four of its branches
10 located in the City and almost 100
11 employees. I was also the founder of the
12 Mount Airy Business Improvement District.

13 As a major stakeholder in the
14 Callowhill neighborhood and with
15 expertise in forming and overseeing a
16 neighborhood BID, I've been asked to
17 participate on this BID board. I believe
18 strongly that with the opening of the
19 first phase of the Rail Park and the
20 recent emergence of this section of the
21 City, the Callowhill neighborhood will
22 benefit greatly from the services that a
23 BID can provide. And I am not only
24 supportive of its formation, but I'm
25 willing to offer any expertise I can to

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2 make it successful.

3 Thank you.

4 COUNCILMAN GREENLEE: Thank

5 you, sir.

6 Councilwoman Reynolds Brown had

7 a question. Councilwoman Reynolds Brown,

8 please.

9 COUNCILWOMAN BROWN: Thank you.

10 Good morning.

11 (Good morning.)

12 COUNCILWOMAN BROWN: Good

13 morning. Good morning.

14 (Good morning.)

15 COUNCILWOMAN BROWN: Thank you

16 very much for your testimony. In trying

17 to pay close attention to your testimony

18 and not having it directly in front of

19 me, did I hear you say that you've been

20 around for two years? Is that accurate?

21 MS. EDWARDS: I have been

22 working with the company for two years,

23 yes, in this neighborhood.

24 COUNCILWOMAN BROWN: And the

25 BID -- the initiation that Councilman

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2 Squilla has spoken of has been underway,
3 brewing for two years, if you will, in
4 terms of planning?

5 MS. EDWARDS: This would be day
6 one.

7 COUNCILWOMAN BROWN: Oh, this
8 will be day one. So you're on your way
9 down the road.

10 You have a rich experience in
11 BIDs and --

12 MR. GOLDSTEIN: Yes.

13 COUNCILWOMAN BROWN: -- what
14 they mean and what they should look like.
15 Speak to, if you will, and I quote, we
16 are committed to an inclusive process.

17 MR. GOLDSTEIN: So I think,
18 Councilwoman, what that means is that we
19 need to reach out to all the
20 constituencies in the proposed
21 neighborhood, make sure that their voices
22 are heard, make sure that we appreciate
23 what is the appropriate boundaries, make
24 sure that we are anticipating the kind of
25 services that are necessary, and make

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2 sure that the board itself is inclusive
3 of all of those constituencies.

4 COUNCILWOMAN BROWN: So if you
5 are so brand new then, have you had a
6 chance to even identify outreach efforts,
7 strategies along that way?

8 MS. EDWARDS: Sure. So I sit
9 on the board of the Callowhill
10 Neighborhood Association and they are
11 very interested in this idea happening.
12 A lot of the issues and concerns that the
13 neighborhood expresses are things that
14 can be addressed through a business
15 improvement district. So there's very
16 positive feedback from that group. And
17 I've also been involved with the Asian
18 Arts Initiative, People:Power:Place
19 place-making exercise, which was funded
20 through the William Penn Foundation,
21 which they identified community and
22 neighborhood assets and ways that they
23 could improve that, which is another, I
24 think, framework that the BID could work
25 with to pay for and address some of these

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2 concerns and wishes and needs as well.

3 So there have been some
4 preliminary discussions, and all of those
5 folks have been interested in joining a
6 steering committee or advisory board as
7 this moves forward, and we're more than
8 happy to work with them and make this a
9 very inclusive process.

10 COUNCILWOMAN BROWN: Okay.

11 MR. GOLDSTEIN: Councilwoman,
12 if I can just follow up, I think that Ms.
13 Edwards was underestimating her role so
14 far in the planning process. There's
15 been a significant amount of outreach
16 already. What she was really meaning by
17 this is day one is that until this is
18 authorized, we can't formally have a
19 planning process.

20 COUNCILWOMAN BROWN: Okay. All
21 right, then. Well, it's no secret that
22 when BIDs come before us, there is a
23 continuing unapologetic interest in
24 ensuring that the BID looks like the
25 community where it sits on all levels and

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2 that inclusion means precisely that.

3 MR. GOLDSTEIN: Based off of my
4 experience, that is key to getting buy-in
5 to the BID. So we recognize that.

6 COUNCILWOMAN BROWN: Very well.
7 Thank you for your testimony.

8 (Thank you.)

9 COUNCILMAN GREENLEE: Thank
10 you, Councilwoman.

11 Councilman Squilla.

12 COUNCILMAN SQUILLA: Yes.

13 Thank you, Mr. Chairman. And just for
14 clarification, this is just the beginning
15 of the process. So this starts the
16 process and then the outreach and then
17 there has to be an official vote. So all
18 of this comes down to how the community
19 perceives moving forward. And I
20 appreciate your time and efforts and
21 working to put this part of it together,
22 but there's a lot more work to do. So
23 hopefully as we work together through
24 this process, we'll be successful as when
25 we come back to finalize the operations.

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2 Thank you.

3 COUNCILMAN GREENLEE: Thank
4 you, Councilman.

5 Thank you both.

6 Is there anyone else here to
7 testify on Bill No. 180015?

8 (No response.)

9 COUNCILMAN GREENLEE: Hearing
10 none, we're going to make a little change
11 in our schedule here. I want to make an
12 announcement, and everybody listen,
13 because I think a number of people are
14 here for this bill.

15 Bill No. 180387, which is the
16 billboard bill, is going to be, at the
17 request of the sponsor, held to the call
18 of the Chair, which means there will be
19 no action taken on the bill today, no
20 testimony. Okay? So everybody
21 understands that. It will be scheduled
22 and advertised at another date. All
23 right?

24 And with that, I just want to
25 briefly recognize the sponsor of that

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2 bill, Councilman Jones.

3 COUNCILMAN JONES: Good
4 morning, everyone. I'd like to thank
5 everybody for coming out that has an
6 interest in the parks, that cares deeply
7 about public recreation and open spaces.
8 I want to also give a special thanks to
9 my mentor and first boss, former Mayor
10 Bill Green, who just took me to the
11 woodshed. I just wanted to go on the
12 record, that was dirty pool.

13 When I walked in and saw him, a
14 man who gave me my chance, and I had to
15 remind him that the original designation
16 on this piece of land was done by another
17 Bill Green, his son. So he was surprised
18 when I told him that. But there is
19 enough interest and opposition to this
20 that we need to pump our brakes, we need
21 to take a deep breath, and we need to
22 take a look at this, and I've agreed to
23 do that.

24 But let me refresh the
25 narrative. Again, I represent the Fourth

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2 Councilmanic District. It represents 66
3 percent of the parkland. Now, as a
4 younger man, I wasn't always as green and
5 understanding of environment. I grew up
6 in West Philly. The only grass that grew
7 was in between the pavements and
8 concrete. But as I was exposed to parks
9 and rec by my colleague Councilwoman
10 Blondell Reynolds Brown, myself, Maria,
11 and your son, Bill Green, took a six-hour
12 tour through the parks and learned about
13 different aspects of it. Since then,
14 we've done things like stop fracking
15 along our waterways. I've done things to
16 make sure that Manatawna Farms had an
17 overlay so it would not be developed.

18 I want the narrative to go down
19 that we've spent more money in my
20 district on parks and recs, including the
21 Belmont Stables and Chamounix Stables,
22 than most of my predecessors combined.

23 So I want you to know that I
24 wasn't born green, but I developed my
25 green understanding. And so as a family

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2 and friends of the park, whether you're
3 on the Mann side or the Dell side, it's
4 all our park and we share it together.

5 So we're going to take a deep
6 breath. We're going to take a deeper
7 look, and we're going to hold this bill
8 so that we can all be family at the end
9 of the day.

10 Now, last thing I'm going to
11 say is, me and my brother, we're 18
12 months apart. Man, some of the best
13 fights in my neighborhood were between me
14 and my brother, but after we finished
15 fighting, we realized we were family and
16 that we all cared deeply about our
17 community and our family, and I hope that
18 that is the narrative that you find
19 today.

20 Thank you.

21 COUNCILMAN GREENLEE: Thank
22 you, Councilman. And, again --

23 (Applause.)

24 COUNCILMAN GREENLEE: You
25 didn't think you'd get that much applause

1 5/23/18 - RULES - BILL 160710, ETC.

2 today, did you?

3 COUNCILMAN JONES: No, sir.

4 COUNCILMAN GREENLEE: For the
5 record, again, Bill No. 180387 at the
6 request of the sponsor is being held to
7 the call of the Chair.

8 Let me just go back to that
9 last bill just for the record, 180015.
10 There is an amendment, which clarifies
11 the members of the board on that proposed
12 BID.

13 Now let's go back to our
14 regular schedule. Ms. Marconi, please.

15 THE CLERK: Bill No. 180217, an
16 ordinance amending Title 14 of The
17 Philadelphia Code, entitled "Zoning and
18 Planning," by revising requirements for
19 accessory signs, located within the area
20 bounded by Juniper Street, East Passyunk
21 Avenue and Mifflin Street, under certain
22 terms and conditions.

23 COUNCILMAN GREENLEE: Thank
24 you.

25 Mr. Gregorski, please.

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2 MR. GREGORSKI: Good morning,
3 Councilman Greenlee, members of the Rules
4 Committee. I'm Marty Gregorski, Division
5 Director with the Development Division of
6 the Philadelphia City Planning
7 Commission, and I'm here to testify on
8 Bill No. 180217, which was introduced
9 into City Council on March 8th of this
10 year by Councilmember Squilla.

11 Bill No. 180217 amends the
12 Philadelphia Zoning Code by revising
13 requirements for accessory signs, located
14 in the area bounded by Juniper Street,
15 Passyunk Avenue, and Mifflin Street.

16 The bill amends the Zoning Code
17 by permitting a building in the "CMX-2.5"
18 Neighborhood Commercial Mixed-Use
19 District to have one sign extend 9 feet
20 above the roof line of the structure if
21 the applicant provides the Department of
22 License and Inspections documentation
23 that the sign was installed prior to
24 November 30th of this year.

25 Bill No. 180217 is similar to

1 5/23/18 - RULES - BILL 160710, ETC.
2 Bill Nos. 150170 and 170721 introduced by
3 Councilmember Squilla on March 5th, 2015
4 and September 14th, 2017, respectively,
5 which permitted a slightly smaller sign
6 than is now proposed. Bill No. 180217
7 allows for a sign which will extend above
8 the roof line of the property and will
9 have a maximum area of 220 square feet.

10 The City Planning Commission at
11 its meeting of March 24th, 2015 did not
12 recommend Bill No. 150170 nor did the
13 City Planning Commission recommend Bill
14 No. 170721 for approval at its meeting of
15 September 2017.

16 At its meeting of March 20th of
17 this year, the City Planning Commission
18 did not recommend Bill No. 180217 for
19 approval as an item in accord with
20 previous policy.

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

23 COUNCILMAN GREENLEE: Okay.

24 Thank you.

25 And could I ask everyone,

1 5/23/18 - RULES - BILL 160710, ETC.

2 please, if you want to converse, please
3 go outside. As I said, this is a hearing
4 room that's hard to hear in.

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

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing
9 none, is there anyone else here to
10 testify on Bill 180217?

11 (No response.)

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

14 THE CLERK: Bill No. 160710, an
15 ordinance amending Title 14 of The
16 Philadelphia Code, entitled "Zoning and
17 Planning," by amending parking
18 requirements in certain districts, all
19 under certain terms and conditions.

20 COUNCILMAN GREENLEE:
21 Mr. Gregorski.

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

1 5/23/18 - RULES - BILL 160710, ETC.

2 I'm here to testify on Bill No. 160710,
3 which was introduced into City Council on
4 September 8th, 2016 by Councilmember
5 Blackwell.

6 Bill No. 160710 proposes to
7 amend parking requirements for several
8 zoning classifications citywide. The
9 City's most prevalent zoning
10 designations, RSA-5 and RM-1 residential,
11 which allow row homes and small
12 apartments, would see parking
13 requirements increased to three spaces
14 per ten units, three for ten. These
15 zones currently do not require off-street
16 parking. Higher density commercial
17 districts, CMX-3, 4, and 5, would require
18 six spaces per ten dwelling units, double
19 the current requirement of three for ten
20 spaces per dwelling unit. The IRMX
21 industrial mixed-use zoning
22 classification requires seven parking
23 spaces per ten units, more than double
24 the current three-for-ten-unit
25 requirement.

1 5/23/18 - RULES - BILL 160710, ETC.

2 At the time of their meeting,
3 no proposed amendments had been provided
4 to the City Planning Commission. The
5 Commission instead viewed the bill as
6 written, and at its meeting of May 15th,
7 2018 recommended that Bill No. 160710 not
8 be approved.

9 I should just note that the
10 staff of the Planning Commission worked
11 with the Councilwoman's office and
12 Council President's office to come up
13 with some of these amendments, but at the
14 time that the Planning Commission meeting
15 was held, there was no review --

16 COUNCILMAN GREENLEE: The
17 amendments had not been -- we understand
18 that. Again, you've worked with both the
19 sponsor and the Council President on
20 this, right?

21 MR. GREGORSKI: Correct.

22 COUNCILMAN GREENLEE: And a lot
23 of these amendments are amendments that
24 the staff has suggested, if I'm correct.

25 MR. GREGORSKI: They are some

1 5/23/18 - RULES - BILL 160710, ETC.
2 that the staff suggested, but that's not
3 to say that the Commission proper would
4 vote yes on them.

5 COUNCILMAN GREENLEE: I hear
6 you. I hear you. Sometimes you guys
7 don't agree.

8 Just the amendments, is there a
9 way -- excuse me, please.

10 Maybe briefly just say like the
11 changes to put them on record.

12 MR. GREGORSKI: So the big
13 changes were to RSA-5, RM-1, CMX-2, and
14 CMX-2.5. These are the most prevalent
15 districts in the City. They are the row
16 home districts and the small-scale
17 commercial corridor districts. What they
18 would do is, they would have no spaces
19 required for the first nine units, and
20 then at ten, it becomes a three-for-ten
21 ratio. So instead of three for ten the
22 whole way through, there's nine units
23 that you can get without any parking. At
24 ten you need three, and then 0.3 for each
25 unit above that.

1 5/23/18 - RULES - BILL 160710, ETC.

2 For the larger districts like
3 CMX-4 and 5 and CMX-3 -- let me take a
4 look. It will be three for ten units in
5 CMX-4 and 5. Those are the downtown
6 Center City districts. That's what it is
7 now. That's going to stay the same. For
8 CMX-3, there isn't any parking
9 requirement now. So CMX-3 is a mid-rise
10 zoning district. It allows mixed-use
11 buildings. It's permitted all over the
12 City. And what we're looking at is a
13 five-for-ten-unit count now.

14 COUNCILMAN GREENLEE: So it's
15 changed to five.

16 MR. GREGORSKI: It's changed to
17 five.

18 And then in the IRMX zoning
19 district, which is an industrial
20 residential mixed-use district, which has
21 allowed like industrial/commercial and
22 residential, it's gone to five for ten.
23 I can't find it right now.

24 COUNCILMAN GREENLEE: I know
25 there's a lot of stuff in there. I

1 5/23/18 - RULES - BILL 160710, ETC.

2 understand.

3 MR. GREGORSKI: There's a lot
4 going on.

5 COUNCILMAN GREENLEE: I was
6 just trying to get on record as simply as
7 possible what we're doing here.

8 MR. GREGORSKI: Five for ten,
9 correct, for multi-family dwelling.

10 COUNCILMAN GREENLEE: But I
11 think it's fair to say this is certainly
12 a compromise from the original bill,
13 correct?

14 MR. GREGORSKI: This is a big
15 change and a step probably in the right
16 direction. That said, you know --

17 COUNCILMAN GREENLEE: I
18 understand, but you try to fight your way
19 through these things and find some kind
20 of middle ground. I have to credit both
21 the staff and also Councilwoman Blackwell
22 and the Council President for trying to
23 work these things out.

24 I just want to go on record, I
25 live in the neighborhood where I wish

1 5/23/18 - RULES - BILL 160710, ETC.
2 there had been more mandated parking,
3 because -- and you're going to hear from
4 someone from my neighborhood, Fairmount
5 Civic Association, and parking is
6 horrendous in that area. People park
7 three, four blocks away. And a lot of
8 Fairmount is hopeless now because it's
9 already been developed. There's still a
10 little bit going on, but some of these
11 other neighborhoods, we need to do
12 something, because it's clearly a
13 problem. Despite what people would like
14 to have, people have cars and people need
15 to park those cars, and that's what we're
16 trying to address here.

17 So with that, any questions for
18 Mr. Gregorski?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing
21 none, Ms. Marconi -- and, Mr. Gregorski,
22 you can sit right there, because my guess
23 is there's going to be some back and
24 forth here.

25 You want to call the first

1 5/23/18 - RULES - BILL 160710, ETC.
2 three witnesses. I think right now we
3 have six, I believe. If you want to call
4 the first three.

5 THE CLERK: Larry Reynolds,
6 Chloe Finigan, Madeline Shikomba.
7 (Witnesses approached witness
8 table.)

9 COUNCILMAN GREENLEE: Marty,
10 maybe just in the back. That's what I
11 meant, just in case he has to get called
12 up. We need the expert opinions here.

13 Good morning, everybody.

14 Larry, I think you were called
15 first. We have your written testimony,
16 and if you just -- the whole thing will
17 be made part of the record. If you just
18 want to summarize or add whatever
19 comments you want. You heard what I said
20 a minute ago.

21 Please identify yourself and
22 proceed.

23 MR. REYNOLDS: Thank you,
24 Councilman Greenlee. I'm Larry Reynolds
25 representing Fairmount and Fairmount

1 5/23/18 - RULES - BILL 160710, ETC.

2 Civic Association.

3 I do want to affirm what
4 Councilman Greenlee just said about the
5 neighborhood, and I do have a brief
6 letter, not going through any details
7 about what the problems are.

8 We have very little green space
9 or brown space in the neighborhood.
10 Mostly we're RSA-5 single-family homes,
11 and probably less than 10 percent of the
12 homes in the neighborhood have off-street
13 parking. We have people -- probably I
14 would estimate that 30 to 40 percent of
15 the people in the neighborhood are
16 required to commute for jobs outside of
17 the City or in extended locations in the
18 City, with a lot of medical workers,
19 doctors, educators, sales, and technical
20 people, and also a fair number of
21 tradesmen who have their trucks that they
22 park in the neighborhood and then they
23 come back, and if they come back after 7
24 o'clock or so, it's a disaster. And I
25 just spoke to a fellow the other day who

1 5/23/18 - RULES - BILL 160710, ETC.
2 parked on the street about four blocks
3 from his house and he ended up all of his
4 tools were stolen out of the back of his
5 truck.

6 So we do have a problem.
7 That's a different issue, but still
8 people feel more comfortable with
9 parking.

10 And I think what everyone would
11 like to have is a City-provided parking
12 lot with excellent conditions, safety,
13 secure, and that way their neighbors can
14 park there and they can park in front of
15 their house.

16 In summary, just say that I'm
17 happy to hear some of the compromise that
18 has gone forward, and maybe that will
19 alleviate the problem. But that would be
20 the extent of what I have to say, and
21 Councilman Greenlee has a copy of my
22 letter.

23 COUNCILMAN GREENLEE: I think
24 it's been distributed, yes. It will be
25 made part of the record. Thank you.

1 5/23/18 - RULES - BILL 160710, ETC.

2 We'll hear from all three if
3 there's any questions or comments, but
4 first let me note that Councilwoman Bass,
5 a member of the Committee, is present.

6 MS. FINIGAN: Good morning.

7 COUNCILMAN GREENLEE: Hold on.

8 I think I recognized earlier
9 Councilman Henon. If I didn't, I
10 recognize Councilman Henon is here as a
11 member of the Committee.

12 Please.

13 MS. FINIGAN: Good morning. My
14 name is Chloe Finigan. I'm here
15 representing the Clean Air Council and
16 Feet First Philly. The Clear Air Council
17 and Feet First Philly do not support this
18 bill. If adopted, this would be a
19 regressive policy change that prioritizes
20 parking over affordable housing,
21 transit-oriented development, and public
22 health.

23 Clean Air Council is one of the
24 Philadelphia region's oldest
25 environmental organizations working to

1 5/23/18 - RULES - BILL 160710, ETC.
2 protect everybody's right to breathe
3 clean air. The Council serves thousands
4 of members in the City. Feet First
5 Philly is a pedestrian advocacy group
6 that is part of the Council.

7 Doubling mandatory minimum
8 parking requirements for apartments and
9 multi units will decrease the affordable
10 housing stock in Philadelphia and is a
11 powerful subsidy to those who can afford
12 to own a car. According to researchers
13 at Reinventing Parking, by building a
14 single parking space, a Philadelphia
15 renter would see their rent increase
16 between \$150 and \$400 a month regardless
17 if the renter owned a car or not.

18 According to the U.S. Energy
19 and Information Administration, the EIA,
20 the transportation sector has produced
21 more carbon pollution than any other
22 sector since 1979. The EIA has cited the
23 country's overreliance on
24 single-occupancy vehicle travel and a
25 failure to prioritize non-driving modes

1 5/23/18 - RULES - BILL 160710, ETC.
2 of transportation as having a profound
3 impact on this result. Transit-oriented
4 development, TOD, helps address this
5 issue by reducing automobile dependence.
6 In addition to the environmental
7 benefits, TOD can create well-connected,
8 walkable, economically viable, and
9 healthy communities. Doubling mandatory
10 minimum parking requirements undermines
11 the goals and benefits of TOD and turns
12 dense neighborhoods into auto-dependent
13 communities.

14 Mandatory minimum parking
15 requirements can dramatically impact
16 public health. Giving over more space to
17 parking encourages excess driving, which
18 creates a more dangerous environment for
19 pedestrians and cyclists, as well as
20 increase the amount of congestion,
21 accidents, and air pollution. Ozone,
22 commonly known as smog, is one of the
23 many hazardous car pollutants. Smog is
24 extremely dangerous to the lungs of
25 children and seniors and can cause

1 5/23/18 - RULES - BILL 160710, ETC.
2 premature death. In the United States,
3 transportation-related pollution causes
4 53,000 premature deaths a year. In a
5 city that the American Lung Association
6 has rated with an F for ozone pollution
7 and D for short-term particle pollution,
8 sustainable transportation should be
9 encouraged.

10 This bill prioritizes vehicles
11 over other modes of travel, like walking.
12 The increase of available parking will
13 only lead to an increase of vehicles and
14 take away from potential space that could
15 have been used for pedestrians. Doubling
16 parking minimums creates an auto-centric
17 culture that makes our neighborhoods
18 hostile to pedestrians. Instead, we
19 should focus on creating a city and a
20 culture that puts people first instead of
21 cars.

22 This bill is not grounded in
23 actual demand for parking. Econsult
24 Solutions found that Philadelphia renters
25 are less likely to own a car than

1 5/23/18 - RULES - BILL 160710, ETC.
2 homeowners and that people who live in
3 multi-family buildings are also less
4 likely to own cars than people who live
5 in single-family homes. What is in
6 demand are safe and healthy communities
7 with affordable housing and
8 transportation options. The Council
9 urges you not to vote in favor of this
10 bill.

11 Thank you for considering my
12 testimony. If there are any questions, I
13 would be happy to discuss this important
14 issue further with any of the Council and
15 their staff via e-mail.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Before we have questions,
19 Ms. Shikomba, please identify yourself
20 and proceed.

21 MS. SHIKOMBA: Madeline
22 Shikomba. I represent the North of
23 Washington Avenue Coalition.

24 I hear what the Clean Air lady
25 is talking about, and I agree with her

1 5/23/18 - RULES - BILL 160710, ETC.
2 that we do need clean air, but in the
3 meantime, we need transportation too.
4 Until we get the rich folks to want to
5 change from gas to maybe electric, I
6 don't see no change. But we have parking
7 problems. That is one thing we do have,
8 and we have that now.

9 I support Councilwoman
10 Blackwell's bill because we are at
11 strangulation when it comes to parking.
12 And although I agree with the lady about
13 the parking situation and the pollution,
14 people are not going to get rid of their
15 cars and they're sure not going to be
16 jumping on bicycles and taking their
17 families on trips on bicycles.

18 So I ask that you consider
19 Jannie's bill. Why? Because it would
20 open up more parking spaces for people,
21 especially people when developers make
22 these huge developments that have
23 hundreds of units. We need to increase
24 the number of parking, otherwise where
25 are they going to go? I know she's

1 5/23/18 - RULES - BILL 160710, ETC.
2 talking about cars, getting rid of them,
3 but where are they going to go? They're
4 going to park them on the street. We
5 don't have any parking on the street. We
6 are at 150 percent capacity now on the
7 street, especially in my area. And now
8 last week, two weeks ago, we had a zoning
9 hearing. A man asked for -- he also
10 required seven parking spaces for what he
11 wanted zoned. He took over a building
12 that was zoned RM-1. He wanted to make
13 it CMX so he can have businesses on every
14 floor. That requires seven parking. We
15 opposed his CMX and we wanted to have the
16 building remain RM-1. And what does
17 Zoning do? They gave him the variance
18 for the CMX. Not only that, took away
19 the seven required parking spaces that he
20 was required to need, and not only that,
21 took away all the other requirements that
22 he would need, like open area, roof deck.
23 They took away all of them. I mean, they
24 were generous in the variances they gave
25 this guy. And that's what's wrong with

1 5/23/18 - RULES - BILL 160710, ETC.

2 ZBA.

3 This bill is not really that
4 strong. With the ZBA on your side, you
5 get all the variances you want, but at
6 least it would be there requiring them to
7 have some parking spaces that are not
8 there. I'll fight with the ZBA later on
9 the variances.

10 We need this. Okay? I know it
11 may bring some problem for some people,
12 but we have a bigger problem now, and
13 pushing it down the line is not
14 acceptable. Okay?

15 COUNCILMAN GREENLEE: Thank
16 you, Ms. Shikomba. Appreciate it. Thank
17 you.

18 Mr. Reynolds, if I could just
19 ask you first. Again, we're from the
20 same neighborhood because we've seen
21 this. Would you say that in the many,
22 many zoning meetings we've been in
23 communities, that often the first issue
24 that comes up is parking?

25 MR. REYNOLDS: Absolutely.

1 5/23/18 - RULES - BILL 160710, ETC.

2 It's an overriding issue as new
3 development goes into the few remaining
4 open spaces that we have in the
5 neighborhood.

6 COUNCILMAN GREENLEE: And I
7 know Ms. Finigan mentioned this and we've
8 heard it before about the figures in
9 rental properties, less cars and all like
10 that, but that's not what I see out
11 there. It seems a lot of people have
12 cars, and every time there's a big
13 development, there's a whole lot more
14 cars on the street. Is that kind of what
15 you have seen in Fairmount and other
16 places?

17 MR. REYNOLDS: Yes, it is.
18 Very definitely. And we do -- we have a
19 couple of large apartment buildings along
20 the Parkway that do have parking,
21 although not as many parking spaces as
22 the building has units by large number.
23 And we have a fair number of houses that
24 are either duplex or triplex scattered
25 through the neighborhood, which also

1 5/23/18 - RULES - BILL 160710, ETC.

2 impacts the parking.

3 Again, the important thing to
4 understand is that we have good SEPTA
5 service to Center City, but not everyone
6 can use it. I would estimate 40 percent
7 of the people have to use private
8 transportation to get to their jobs. And
9 they work odd hours in many cases, and
10 they come back -- if you come back after
11 7 o'clock, you're lucky if you can find a
12 space within two or three blocks of your
13 house, and you get an extra tour of the
14 neighborhood and also use more gas and
15 other --

16 COUNCILMAN GREENLEE: More
17 pollution, right? There you go.

18 Isn't it true that even a lot
19 of people who use SEPTA, walk, bike,
20 whatever, often also have a vehicle
21 because when they want a vehicle, they
22 want a vehicle.

23 MR. REYNOLDS: I can say that's
24 true myself, yeah.

25 COUNCILMAN GREENLEE: There you

1 5/23/18 - RULES - BILL 160710, ETC.

2 go. I appreciate that.

3 And, Ms. Finigan, and I heard
4 the figures you said and I'm not
5 disputing them, and I'm not trying to be
6 sarcastic here. In a perfect world, I'd
7 like to see a whole lot less cars, but
8 we're not living in perfection. We're
9 living in reality, and the reality is
10 what Mr. Reynolds, Ms. Shikomba, and what
11 I see a whole lot of people around tell
12 me, that in these areas, particularly
13 areas that have become more and more
14 desirable and more units are being built,
15 parking is just a huge problem. It's
16 just a reality. I don't know if you have
17 any comment on that.

18 MS. FINIGAN: Yeah. It's a
19 great comment, and I do understand that.
20 I myself live out in West Philadelphia.
21 I do not own a car. I get around by as a
22 pedestrian or using public
23 transportation, but that is a notable
24 problem in Philadelphia. I think there
25 is a balance between solving problems for

1 5/23/18 - RULES - BILL 160710, ETC.
2 the now and creating a Philadelphia that
3 can be sustainable in more than one way,
4 of course, but I think one of the points
5 that we mentioned is adding more parking
6 just allows more cars to be in the City.
7 So there is a point of addressing parking
8 issues now, but building larger parking
9 garages will just encourage more cars to
10 be in the City, having a cycle of the
11 same problem. So I think that there has
12 to be a mix between building for now and
13 building for the future.

14 COUNCILMAN GREENLEE: Okay.
15 And in fairness, the balance is what I
16 think Councilwoman Blackwell and the
17 Council President tried to work with the
18 Planning Commission, is try to find that
19 balance. Again, we're not going to
20 totally agree on this obviously, but I'd
21 like to think that if you didn't provide
22 parking, that people wouldn't get cars.
23 That's not what I see. That's not what I
24 see in my neighborhood. That's not what
25 I see in other neighborhoods. That's not

1 5/23/18 - RULES - BILL 160710, ETC.
2 what I hear from other neighborhoods.
3 People still have their cars. For
4 whatever reason they want a car, and a
5 lot of folks come from the suburbs.
6 They're used to having a car. That's
7 what they do, they have a car. And
8 they're going to have it.

9 So I guess I haven't seen
10 evidence. I hear the numbers, but my
11 eyes see something else, that not
12 providing enough parking doesn't stop
13 people from having cars. They just try
14 to get one and try to beat the guy at
15 quarter after 5:00 before he gets there
16 at 5:30.

17 Anyway, enough speeches.
18 Councilwoman Reynolds Brown.

19 COUNCILWOMAN BROWN: Yes. Good
20 morning. Good morning. My first
21 statement would be that I believe the
22 Philadelphia City Planning Commission and
23 members of this legislative body really
24 do share in some of the responsibility
25 that we're even having this conversation,

1 5/23/18 - RULES - BILL 160710, ETC.
2 because if we looked more closely at the
3 developments 10, 15 years ago and
4 insisted that parking be a part of this
5 magnificent, wonderful renaissance of new
6 buildings, we might be having a different
7 conversation. So let me start with that.

8 I see what's happening in
9 Mantua. I see what's happening in Grays
10 Ferry. I know what's happening in
11 University City, the area that
12 Councilwoman Blackwell represents. I see
13 what's happening in Point Breeze. I see
14 what's happening in Temple University.
15 And increasingly, parking is becoming --
16 some might argue it's becoming a luxury.
17 Others would argue it should be a right.
18 What do we say to seniors who have been
19 living there forever who are not able to
20 come home at night and get parking on
21 their block? Where is the delicate
22 balance?

23 For sure this needs a closer,
24 closer, hard look, but how do we find the
25 delicate balance between transit-oriented

1 5/23/18 - RULES - BILL 160710, ETC.
2 development, which is important, which we
3 should do, which offers some balance, and
4 helping current residents have the
5 opportunity to have a space to park their
6 car when they come home at night? This
7 should not be an either/or. I mean, this
8 should not be an either/or. We really
9 need to find the "and." How can we do
10 transit-oriented development and how can
11 we honor some would argue the right and
12 others would say the luxury of having a
13 parking space when they come home at
14 night?

15 So is there any response to
16 that? Where is the "and" in this
17 proposition?

18 MS. SHIKOMBA: All I can say is
19 that parking is not a right. You get a
20 parking space when you get one. If there
21 wasn't as many cars in here as we have,
22 you might want to say it's a right, but
23 nobody can get a parking space in front
24 of their house these days. That's not
25 likely to happen. That's so unlikely,

1 5/23/18 - RULES - BILL 160710, ETC.

2 it's pathetic. But what we want is more
3 spaces opened up.

4 May I suggest to you to open up
5 more spaces, that these developments that
6 you are suggesting about having, that
7 they offer parking to their people, but
8 the people don't want to take it because
9 they got to pay for it, so they end up
10 with their cars on the street. That's
11 not fair to us. And then some people got
12 garages, and they too put their car in
13 the garage, and when they got a second
14 car and they want to put it on the
15 street. I think it's about time we start
16 limiting these parking permits. If you
17 got a garage or you live in a building
18 that offers you housing, you don't get a
19 parking permit. That would open up a
20 whole lot of spaces. That's the first
21 thing I suggest.

22 The second thing I suggest is
23 that we limit parking permits, period.

24 COUNCILWOMAN BROWN: Repeat
25 your statement.

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2 MS. SHIKOMBA: Limit some of
3 these parking permits. Some people have
4 three parking permits per household. We
5 can't enjoy that luxury no more. I think
6 it's about time we get it down to one or
7 two. I prefer one really per household.
8 That would open up a lot of spaces on the
9 street, because then people would know if
10 I have another car, I might not be able
11 to find a parking space. I really think
12 that would help reduce what this young
13 lady is talking about and the number of
14 cars people have.

15 COUNCILWOMAN BROWN: Point of
16 information, Mr. Chairman. Is there an
17 effective date on this bill?

18 COUNCILMAN GREENLEE: Good
19 question.

20 MS. SHIKOMBA: So those are
21 some of my suggestions.

22 COUNCILMAN GREENLEE: So it's
23 immediate? Okay.

24 MS. SHIKOMBA: I hope you are
25 listening to some of my suggestions in

1 5/23/18 - RULES - BILL 160710, ETC.
2 how to open up parking spaces, because
3 I'm telling you, that is the problem.
4 You have everybody want a car for their
5 son, their wife, and daughter. No.
6 Limit that down to one car. That's all I
7 got.

8 COUNCILMAN GREENLEE: Legally I
9 don't think we can do that.

10 MS. SHIKOMBA: You can limit
11 the parking permits, yes, you can.

12 COUNCILMAN GREENLEE: Oh, the
13 parking permits. We're discussing that.

14 MS. SHIKOMBA: I ain't talking
15 about limiting their cars.

16 COUNCILMAN GREENLEE: Oh, okay.
17 I missed it there.

18 MS. SHIKOMBA: I was talking
19 about limiting parking permits. I know
20 you can't limit their cars, but when they
21 find that they ain't going to have
22 parking for that car.

23 COUNCILMAN GREENLEE: I got
24 you. I got you. All right. Thank you.

25 MS. SHIKOMBA: Okay. I know

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2 what I'm talking about.

3 COUNCILWOMAN BROWN: Any
4 comments or observations from the other
5 witnesses on how we find a delicate
6 balance, ensuring that residents who have
7 been there forever have a place to park
8 their cars and those who have the
9 opportunity to own apartments in
10 buildings as described by the witness
11 here very, very, very accurately?

12 MS. SHIKOMBA: Well, you know,
13 another suggestion I might have is that
14 people only can park on one side of the
15 street, right? So on the other side of
16 the street where they can't park, if they
17 got the ability to turn in, why not let
18 them build garages on that side of the
19 street. Then you eliminate some of these
20 cars. I think that's a suggestion that
21 may be taken in hand. What do you think?
22 On the side that you cannot park on,
23 since they ain't parking there anyway,
24 let them build a garage.

25 COUNCILMAN GREENLEE:

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2 Councilwoman --

3 MS. SHIKOMBA: But not on the
4 side where you have to park. And then
5 those who have garages cannot get parking
6 permits.

7 COUNCILWOMAN BROWN: My last
8 comment would be that transit-oriented
9 development certainly has a place and has
10 value. We have to do it very, very, very
11 thoughtfully and strategically while we
12 figure out how we can help those who are
13 in the circumstance that has been
14 described by these two witnesses.
15 Finding that delicate balance becomes a
16 challenge.

17 With that, I'll be looking to
18 and leaning to my District Councilmembers
19 who have to live with these kinds of
20 concerns on a daily basis.

21 Thank you, Mr. Chairman.

22 COUNCILMAN GREENLEE: Thank
23 you, Councilwoman. And I think that's
24 what I think we're trying to find here,
25 and this may not be perfect and there may

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2 be times that we have to change this. As
3 you know, oftentimes we go back and forth
4 on bills three, four different times, but
5 I think we have to do, in my opinion, I
6 think we have to do something, because
7 right now it's not really working
8 properly for the communities.

9 Councilwoman Bass.

10 COUNCILWOMAN BASS: Thank you
11 so much. Thank you, Mr. Chairman.

12 And I just wanted to follow up
13 on Councilwoman Bass' -- Councilwoman
14 Blondell Reynolds Brown.

15 COUNCILMAN GREENLEE: Just for
16 the record, you're Councilwoman Bass.

17 COUNCILWOMAN BASS: Today I am.

18 On the Councilwoman's comments
19 in reference to a delicate balance, to
20 ensuring that we're addressing the needs
21 that currently exist, because as the
22 Chairman had mentioned, I know in my
23 district I have some areas that it's very
24 easy to park and in other areas where
25 parking is at a premium. And so just

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2 really trying to find that balance, but
3 also finding ways to plan for the future.

4 I know in my neighborhood I
5 have some neighbors who originally --
6 particularly newer neighbors who moved
7 into the neighborhood, who use regional
8 rail and public transportation, the bus
9 and so forth, and as their families grew,
10 as children came along and so forth, you
11 would notice that they would go from,
12 let's say, a bicycle or public transit on
13 to purchasing a car for the transport of
14 their family.

15 And so what I think we want to
16 do, again, is to make sure that we're
17 addressing what the current existing
18 needs are, but also planning for the
19 future. And in planning for the future,
20 I think one of the things that we have to
21 look at is that if we want -- and we
22 certainly do, I think, in the City of
23 Philadelphia. We want to have less cars
24 on the road, if possible. We want to
25 have more folks using public

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2 transportation and also using bikes and
3 all other methods of getting around here
4 in the City of Philadelphia, but I think
5 what we have to do, as much as we're
6 concerned about parking, one of the other
7 things we have to do, one of the other
8 components, is making sure that we work
9 with our transit provider, SEPTA, and
10 that if we want people on public
11 transportation, I think that the
12 organizing groups, Clear Air Coalition,
13 the Bicycle Coalition and so forth, could
14 work with SEPTA to make sure that public
15 transportation is much more desirable.

16 So one of the problems that I
17 have is that I have areas where there is
18 a large number of people who take public
19 transportation, and I'll just call out as
20 an example the Germantown and Cheltenham
21 shopping area, which is one of the
22 busiest hubs in the City of Philadelphia,
23 which really has very limited capability
24 in terms of shelters, in terms of seating
25 for our seniors.

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2 So we say we want to encourage
3 the use of public transportation, then I
4 think we as a city have to act like it
5 and we have to encourage SEPTA to help
6 people use SEPTA, help people get around
7 and not be so quick to say, well, you
8 know what, this is an inconvenience
9 because I had to stand in the rain all
10 day, so I'm going to go out and get a
11 car. So I think that that has to be a
12 part of the equation and the conversation
13 as well.

14 So I just wanted to add that to
15 the conversation. Thank you.

16 COUNCILMAN GREENLEE: Thank
17 you. Thank you, Councilwoman.

18 Councilwoman Brown.

19 COUNCILWOMAN BROWN: Can I
20 please hear any one of the witnesses
21 speak to, respond to, comment on
22 Councilwoman Bass's important remarks.

23 COUNCILMAN GREENLEE: If I
24 could just add, and Mr. Reynolds, I
25 think, we worked in Fairmount to get

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2 another bus route to go out to University
3 City up from Strawberry Mansion down to
4 South Philadelphia. So that is one of
5 the ways -- I think you're right -- that
6 we try to work with SEPTA. In that case,
7 it's not easy to get another route. It
8 took a long time. Mr. Reynolds led the
9 fight on that, but we were finally able
10 to get it, and I think that's an example
11 anyway of how to do it.

12 MR. REYNOLDS: I wrote the
13 first letter to SEPTA approximately seven
14 or eight years ago suggesting that we
15 were in dire need of service from
16 Fairmount and I suspected also Strawberry
17 Mansion into University City. There is a
18 very slow walk toward getting that.
19 We've been told it's going to happen, but
20 to this point, it keeps on getting pushed
21 back a little bit each time, and in some
22 cases, other neighborhoods were not
23 necessarily supportive of it or they
24 wanted changes to it. So it's changed
25 about six times, I think, but the

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2 employers in University City were able to
3 provide this data that there's a fair
4 number of -- substantial number, I should
5 say, of employees who live in Fairmount
6 and Strawberry Mansion who work in the
7 University City area. That would be
8 terrific.

9 And just to mention, continue
10 on the basic thought, I personally
11 commuted on SEPTA to Center City for 35
12 years, although I walked sometimes to get
13 my exercise, but my wife was working in
14 West Chester, so she needed a car. So
15 everybody is different. I think we need
16 that balance. I'm pleased to say that I
17 think that if you can reach a compromise
18 and getting some parking or some increase
19 in parking in the neighborhoods -- and
20 maybe not every neighborhood needs it, to
21 Councilwoman Bass's comment that some
22 parts of her district are fine and others
23 are really in dire straits.

24 COUNCILMAN GREENLEE: If I
25 could, because I don't want to cut

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2 anybody off, but we do have some more
3 witnesses there and we got a whole lot of
4 people for another bill, so if we could
5 just move --

6 MS. SHIKOMBA: I want to say
7 one thing.

8 COUNCILMAN GREENLEE: Let me
9 recognize Councilman Domb. He's been
10 waiting.

11 You have a comment, Councilman?

12 COUNCILMAN DOMB: Yes. Thanks,
13 Mr. Chairman.

14 I just want to make sure that
15 what I think I'm understanding is a lack
16 of parking for the current residents in
17 these neighborhoods, but this bill will
18 deal with new residents moving in and
19 we're not going to solve the problem that
20 currently exists.

21 COUNCILMAN GREENLEE: Well, let
22 me just, if I can jump in here. I think
23 we do in the sense that when those new
24 properties or those new things are put
25 in, they bring more cars in. So that has

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2 the effect on the long-time residents,
3 because those people now that are coming
4 into those properties, if they don't have
5 proper parking, they're out on the street
6 competing with the long-time residents.

7 COUNCILMAN DOMB: I understand
8 that, but if we had no more new
9 construction, I'm hearing that we still
10 have issues with parking.

11 COUNCILMAN GREENLEE: Yeah.

12 COUNCILMAN DOMB: So here's my
13 question in that light. I've been
14 told -- I don't know if it's true or
15 not -- that there are a lot of residents
16 who don't live in the neighborhoods,
17 maybe live in the suburbs, who drive into
18 these neighborhoods, park their cars, and
19 commute into the City or walk or
20 whatever. And my question is, how does
21 that get monitored? And I should know
22 this, but is the parking fee annually,
23 how much is the parking fee annually for
24 the City?

25 MR. REYNOLDS: \$35.

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2 COUNCILMAN DOMB: So it's about
3 10 cents a day, I guess, right, for a
4 parking permit?

5 COUNCILMAN GREENLEE: But you
6 have to live in the zone. You have to
7 live in that zone.

8 COUNCILMAN DOMB: When is the
9 last time that was raised?

10 MS. SHIKOMBA: What you gonna
11 keep raising against us for? Give me a
12 break.

13 COUNCILMAN SQUILLA: Point of
14 information. It was just raised two
15 years ago for multiple cars. It was \$35
16 a car per year, and then I think second
17 car is \$50, third car is \$75, fourth car
18 \$100.

19 COUNCILMAN DOMB: But if you
20 break it down, it's 10 cents a day for a
21 permit.

22 COUNCILMAN GREENLEE: No.
23 You're right, but let me just add --

24 MS. SHIKOMBA: Can I ask --

25 COUNCILMAN GREENLEE: Just one

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2 second.

3 I mean, that certainly is one
4 of the issues, you're right, and this is
5 a multiple thing. It's not one thing.
6 But I think the bigger problem -- I mean,
7 those people that come in, that's an
8 issue for the people that are home during
9 the day. I think the bigger problem,
10 though, starts like 4:00, 5:00, 6:00,
11 7:00, and most of them are neighborhood
12 residents, and that's when you get into
13 the math problem, that there's less
14 parking spots than there are cars that
15 need spots. But you're right, that's
16 part of it, and that's something we can
17 look at.

18 COUNCILMAN DOMB: Who is
19 supposed to monitor those cars?

20 COUNCILMAN GREENLEE: Parking
21 Authority.

22 COUNCILMAN DOMB: Because I've
23 seen some cars that just sit there for
24 days and weeks, never taken out.

25 COUNCILMAN GREENLEE: Well, the

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2 block has to be posted for permit parking
3 too. It has to be posted. Some blocks
4 would rather not have permit parking for
5 other reasons.

6 COUNCILMAN DOMB: Okay. I'm
7 just suggesting that's a big area we
8 should look at before we do anything
9 else.

10 COUNCILMAN GREENLEE: I got
11 you.

12 If we could move on. We really
13 need to move on, because we got a lot of
14 people here.

15 MS. SHIKOMBA: I just want to
16 say one more thing.

17 COUNCILMAN GREENLEE: Just real
18 quickly, Ms. Shikomba, because we got a
19 lot of people.

20 MS. SHIKOMBA: This bill does
21 not have much teeth if you take into
22 consideration what the ZBA has constantly
23 been doing, and that's just giving
24 variances. If they give a variance for
25 the parking, what purpose is this bill

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2 going to do?

3 COUNCILMAN GREENLEE: Well, it
4 still has --

5 MS. SHIKOMBA: And they give
6 variances and the developer doesn't even
7 have any hardship. You're supposed to
8 have a hardship to get a variance. At
9 least I thought you did. And if you
10 don't have a hardship, and it can't be
11 financial, then why are you giving them
12 variances against this parking?

13 COUNCILMAN GREENLEE: All
14 right. I appreciate it. Thank you for
15 your time.

16 Ms. Marconi, I think we have
17 one more set of people.

18 THE CLERK: Noah Ostroff,
19 Stephen Huntington, and Garrett O'Dwyer.

20 COUNCILMAN GREENLEE: Other
21 than these three, is there anyone else
22 who wants to testify on this bill?

23 Why don't you come up and just
24 sit in the back there so we can try to
25 move things.

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2 And while they're coming up,
3 just for the record, we have written
4 testimony, one in opposition from the
5 Sustainable Business Network of Greater
6 Philadelphia and one in support from the
7 West Powelton/Saunders Park RCO.

8 All right, guys. Come on.

9 SERGEANT-AT-ARMS: Who are you
10 going to call first?

11 COUNCILMAN GREENLEE: Pardon
12 me?

13 SERGEANT-AT-ARMS: The extra
14 names?

15 COUNCILMAN GREENLEE: How many
16 do we have there?

17 SERGEANT-AT-ARMS: I got two.
18 I got some people that's not on the list.

19 COUNCILMAN GREENLEE: Well, we
20 want the people that Ms. Marconi just
21 called first. I heard Ostroff and I
22 heard Huntington.

23 (Witnesses approached witness
24 table.)

25 COUNCILMAN GREENLEE: So we'll

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2 start with these three.

3 Sir, you can sit in the back
4 there and just wait. Okay?

5 Please. Who would like to go
6 first? Go ahead.

7 MR. O'DWYER: Good morning,
8 Chairman Greenlee, Vice Chairman Squilla,
9 and other members of the Committee.
10 Thank you for the opportunity to testify.
11 My name is Garrett O'Dwyer and I am the
12 Policy and Communication Associate for
13 the Philadelphia Association of Community
14 Development Corporations, or PACDC.
15 PACDC is a membership association of more
16 than 125 organizations, including 50 CDCs
17 that work to advance equitable
18 development, including building and
19 preserving affordable homes in
20 neighborhoods across the City.

21 It is because of our members'
22 important work in providing affordable
23 housing opportunities to residents in
24 need that I come before you today to
25 request that you hold Bill No. 160710.

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2 Simply put, increasing parking
3 requirements for residential development
4 will decrease the amount of affordable
5 housing we are able to produce with the
6 resources that we have available. These
7 requirements raise the cost of production
8 per unit and require space that could
9 otherwise be used for housing.

10 In our present climate where
11 resources are far below adequate and
12 there are difficulties in obtaining
13 adequate land to build upon, this
14 additional burden will necessarily mean
15 that our members will either have to
16 receive additional public subsidy to
17 offset the imposed cost or, if those
18 resources aren't forthcoming, have no
19 choice but to build fewer units.

20 As you are aware, Philadelphia
21 is in the midst of an affordable housing
22 crisis. We need more resources to
23 address the range of housing needs, but
24 we also need to make sure that we are
25 using the limited resources we have as

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2 effectively as possible. At a time of
3 exceptionally long waiting lists for
4 housing assistance and tens of thousands
5 of families in need, we simply cannot
6 afford diversions of these scarce
7 resources. How can we ask a family to
8 suffer through another night in a
9 homeless shelter so that somebody else
10 may find it easier to park their car?

11 While we are sympathetic to
12 constituent concerns about shortages of
13 an amenity like parking, we believe that
14 the necessity of affordable housing must
15 be the primary concern. Moreover, as an
16 alternative to more parking, we believe
17 efforts to make communities more
18 transit-friendly, walkable, and cyclable
19 for folks who are able can decrease
20 reliance on automobiles and work to
21 achieve the goals of this legislation by
22 freeing up spaces for people who need
23 them without harming housing
24 affordability.

25 We, therefore, respectfully

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2 request that you do not advance Bill No.
3 160710.

4 Thank you very much for
5 allowing me this opportunity to testify.

6 MR. OSTROFF: Good morning. My
7 name is Noah Ostroff. I'm here in
8 opposition of the bill. I'm in
9 opposition of the bill as written, and I
10 think the amendment to the bill that
11 happened earlier this week was a great
12 improvement, but I still think it needs a
13 little bit of work. The fact that we're
14 in a changing city, I feel like we need a
15 flexible Zoning Code. This bill requires
16 parking, and for the record, I'm not
17 opposed to parking. I'm actually for
18 parking, but I think it should be -- this
19 bill should show that parking is allowed
20 rather than required.

21 So I wanted to approach this
22 from a little different perspective. I
23 wanted to approach this from a
24 mathematical perspective. So the way
25 that the bill is written right now, for

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2 every ten cars -- so if it's a ten-unit
3 building, it requires three-car parking.
4 So to have three-car parking, each
5 parking spot is eight and a half feet,
6 right? Eight and a half, eight and a
7 half, eight and a half. Plus you need
8 exterior walls, plus you need an entrance
9 for a front door. So you need at least
10 31 or 32 feet in order to accommodate
11 these three-car parking. So
12 mathematically there's many situations in
13 the City where this is just not
14 mathematically possible, because the lot
15 widths will not accommodate that and
16 there's no -- it's not on a corner
17 property and there's no rear access to
18 it.

19 So the reason why I'm in
20 opposition to this bill is because I
21 think this does not take into
22 consideration the many cases where
23 mathematically it's not possible.

24 Now, I did a search of public
25 records to pull any lots that fit into

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2 that criteria, that fit into this width,
3 that have a certain square footage that
4 would accommodate. I basically just did
5 it ten units to 13 units -- I'm sorry.
6 Yeah; ten units to 13 units, because that
7 would essentially just be three cars. I
8 just did the simplest form of it. And
9 there's hundreds and hundreds and
10 hundreds of properties that wouldn't be
11 able to be developed mathematically
12 because of this to accommodate the
13 parking. So that's for RM-1.

14 Now, CMX-2 is a different
15 situation. So same sort of situation,
16 but if you have a 31 foot wide property
17 or even you can go a little wider than
18 that, you need basically that exact
19 amount to accommodate the parking. That
20 would 100 percent eliminate the
21 commercial space that you would typically
22 put into a CMX-2 property. I don't think
23 that this bill is intended to get rid of
24 all commercial spaces in CMX-2. However,
25 the way that it's written right now, it

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2 would essentially eliminate your ability
3 to put commercial space on the ground
4 floor of any CMX-2 property that fits
5 within certain parameters.

6 So anyway, I am for parking. I
7 don't think it should be required. I
8 think it should be allowed, and I think
9 that the language should reflect that and
10 I think that the bill needs to be amended
11 to accommodate obviously these situations
12 that I mentioned today.

13 COUNCILMAN GREENLEE: All
14 right. Thank you.

15 Mr. Huntington.

16 MR. HUNTINGTON: Thank you.
17 I'm Steve Huntington. I'm testifying as
18 the Chair of the Zoning and Land Use
19 Committee of the Crosstown Coalition. We
20 now have 31 civic associations, RCOs in
21 our group.

22 We handed up a letter. The
23 contents of the letter have been better
24 expressed by the Clean Air Council and
25 the Pennsylvania Association of CDCs. We

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2 voted in September that we are in favor
3 of affordable housing, and this
4 requirement, as the first witness
5 testified, would increase everybody's
6 rents in these buildings.

7 Second, we've actually rather
8 than dealing with this anecdotally, we
9 had votes on this bill, and we had a vote
10 in our meeting of March and it was 15 to
11 one against the bill, with four
12 abstentions. The abstentions wanted to
13 go back and reconsider it. So we
14 convened again May 14th. We had a
15 meeting, I guess, about a week ago, and
16 in the votes -- and it's too bad that
17 Councilman Henon is not here, because he
18 happened to attend that session. In the
19 votes, we had 23 to one, I believe.
20 There was some issue as to how many
21 people -- we did a roll call. I don't
22 have the minutes yet. I think it was 23
23 to one against this bill.

24 By the way, we also did a
25 survey about four years ago asking many

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2 of the questions that Councilman Greenlee
3 asked. We got more than 2,000 responses.
4 And I'd be happy to send that along to
5 Council, as we did four years ago and
6 didn't get a single reply from any of the
7 17 Councilpeople.

8 So we've done some work here,
9 and in the RCO community, it's not
10 really -- it's not an issue.

11 Now, one thing that everybody
12 is assuming, including the Planning
13 Commission testimony, which I was a
14 little bit surprised. Everybody is
15 assuming that we should have a
16 one-size-fits-all parking bill, and that
17 just doesn't make sense, and Paula
18 Brumbelow at a meeting of the Planning
19 Commission suggested that you look at
20 neighborhoods and look at their parking
21 needs and craft parking legislation to
22 meet the neighborhoods.

23 Finally, it seems to me that we
24 at the Crosstown participated in 50
25 Zoning Commission sessions over four

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2 years. There was a 32-person Blue Ribbon
3 panel. They hired a consultant. They
4 came up with these recommendations, and I
5 would suggest that there should be some
6 sort of a default that absent compelling
7 situations, the Zoning Code Commission
8 compromises be the default, and I haven't
9 heard any compelling arguments for change
10 here. The only thing I've heard when we
11 conducted votes was the current situation
12 is fine.

13 Finally, there are solutions.
14 Everybody is throwing up their hands and
15 saying, oh, there are no parking
16 solutions. Well, California, the car
17 state, has come up with parking
18 solutions. They're called parking
19 incentive districts. I'm sure
20 Mr. Gregorski can tell you about
21 Professor Shoup's proposals, and they
22 work. So what basically they're doing in
23 California is, they're saying, look, we
24 are going to have market rate-based
25 parking. If you want to park at a

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2 high occupancy time, you pay more, and
3 the money goes to the neighborhood. In
4 other words, you sell the neighborhood on
5 this by saying this money that's
6 generated stays in the neighborhood for
7 lighting and sidewalks and greenery and
8 so on.

9 I'm oversimplifying something
10 which is terribly complex and is really
11 more or less meant for commercial
12 districts, but it's something that
13 Council should take a look at.

14 COUNCILMAN GREENLEE: Look, as
15 I think I said, Mr. Huntington, this
16 isn't the be-all and end-all, this bill,
17 but it's something that we think at least
18 is worth trying. Other people disagree,
19 and we'll have to make a decision on
20 that. But I really have to move on,
21 because we've had people patiently
22 waiting for an hour and a half in this
23 place. Okay?

24 Sir, if you want to testify,
25 please.

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2 Is there anyone else here to
3 testify on this bill?

4 Please come up.

5 And I ask you to try to be
6 brief, please, because, again, these
7 people have been patiently waiting here.
8 Please identify yourself and proceed.

9 MR. NODA: My name is Michael
10 Noda. I am the Transportation Chair of
11 the 5th Square Political Action Committee
12 and I'm speaking today in opposition to
13 Bill 160710 based on simple principles.
14 Our great strength, our competitive
15 advantage, our moral advantage over our
16 peer cities comes from our large stock of
17 market-rate affordable housing and our
18 political commitment to keep that housing
19 affordable. This bill would erase years
20 of progress on affordability at the
21 stroke of a pen by levying a tax on
22 tenants who are among those who can least
23 afford to pay an extra \$150 to \$400 a
24 month, as Ms. Finigan mentioned, in rent
25 per parking space. This bill would,

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2 because it is a one-size-fits-all policy,
3 would not provide any sort of escape for
4 low-income Philadelphians.

5 Today one in three
6 Philadelphians do not own a car. That is
7 not the utopian future. That is today.
8 That number rises to 49 percent among
9 households that make under \$35,000 a
10 year. Non-car ownership is correlated
11 strongly with poverty, persons of color,
12 living in multi-family housing; i.e., the
13 subject of this bill, and approximately
14 the Center City where there's
15 gentrification pressure and existing
16 burdens on affordability.

17 To be clear, we do not seek to
18 ban accessory parking. We agree with
19 Mr. Ostroff. Parking should be allowed
20 where developers believe that it makes
21 sense. It should not be a requirement,
22 because that is just attempting to solve
23 this incredibly thorny issue of parking,
24 which we agree is a problem, on the backs
25 of those who can least afford to bear the

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2 burden.

3 COUNCILMAN GREENLEE: Okay.

4 Thank you. Thank you, sir.

5 Please identify yourself and
6 proceed.

7 MR. SMITH: My name is
8 Christopher Mahia Smith. I'm not
9 representing any organization. I'm just
10 representing myself as a resident of West
11 Philadelphia. And I understand where
12 this bill is coming from. I've heard a
13 lot of testimony today talking about
14 different parking issues that are
15 occurring currently in the neighborhood.
16 My concern is that zoning is not about
17 what the current situation is. Zoning is
18 about the future. And I worry that if we
19 enshrine increased parking minimums, it's
20 just going to continue to make this cycle
21 even worse.

22 If you think about -- what's
23 that movie -- if you build it, they will
24 come. When I was looking for a new
25 apartment at one point, I had a car, and

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2 I was trying to figure out where I wanted
3 to live. The number one consideration
4 that I had was does this apartment
5 building have parking. And the fact of
6 the matter is, I chose where to live in
7 the City based off of that consideration.
8 So if you increase the amount of parking
9 spaces that these buildings are required
10 to have, you're only encouraging people
11 with cars to move to that community. If
12 we go the opposite direction and
13 encourage development that doesn't make
14 considerations for cars, well, then
15 people that don't have cars are going to
16 move there. And maybe even if somebody
17 does have a car and they're thinking
18 about moving to the neighborhood, they
19 see that the apartment buildings don't
20 have a ton of parking and they see that
21 the streets are crowded with all kinds of
22 cars already to begin with, well, then
23 they're probably not going to move there.

24 So I really understand the
25 concerns with what's going on in the

1 5/23/18 - RULES - BILL 160710, ETC.
2 streets. I think that that could be
3 solved by all of the different curb
4 management policies that have been
5 discussed over the last 30 minutes or so,
6 and we should really focus on that. But
7 if we want to be focused on the future
8 and what our city looks like going
9 forward, it really should not be with a
10 strong emphasis in increased parking
11 minimums.

12 Thank you for your time.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 Sir, please identify yourself
16 and proceed.

17 MR. PASTORE: My name is Greg
18 Pastore. I'm just representing myself.
19 Brief background, I was on the Zoning
20 Code Commission and then the Zoning
21 Board.

22 I have some concerns with this
23 bill, but they're not necessarily the
24 same as everybody else's. I do think
25 that you have to be very careful when you

1 5/23/18 - RULES - BILL 160710, ETC.
2 do this kind of thing. There are a lot
3 of unintended consequences of any kind of
4 change you make.

5 Whenever you do something that
6 either favors or disfavors a larger
7 parcel, you end up in a situation where
8 you may be promoting demolition. You
9 have to be careful about a situation
10 where in an RM-1 district or something
11 like that, when you're mandating parking
12 for a building of a certain size, then it
13 just makes sense for a developer when
14 he's in that situation anyway to create
15 more property to make his building
16 bigger, to make the parking that he puts
17 in viable. As someone said earlier, you
18 have a situation where you have, say, a
19 ten-unit building and you need three
20 parking spaces and if they have that
21 site, they just need to get it done.
22 They're going to do a curb cut. It's not
23 going to be three out in front, but
24 they're still putting in a curb cut for
25 only three cars to just meet some kind of

1 5/23/18 - RULES - BILL 160710, ETC.
2 strange requirement. If they have to do
3 that anyway, they may just say, I'm just
4 going to make a 20-unit building and I'm
5 just going to buy out some neighbors and
6 this is going to become a bigger
7 apartment building. So that's an
8 unintended consequence to this.

9 TODs were mentioned. TODs lie
10 elsewhere in the code and they are
11 Council's purview to create TOD areas.
12 So if you really want to speak to both
13 parking where it's not necessarily TOD
14 and TOD, you have to affirmatively act to
15 create TOD locations on your transit
16 stops. It's something that's in your
17 power and you should be acting on it, not
18 waiting.

19 Something else I'd like to say
20 about this is, as this is written, I
21 don't know if you mean to do this, but do
22 you really mean to strike the parking
23 requirements for all of the
24 non-residential things in the whole code?
25 I mean, the way this is literally written

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2 and I'm looking at it for like religious
3 assembly in the residential districts,
4 you actually -- I think you're
5 eliminating the parking requirement, but
6 more so by crossing it out, you're not
7 having a parking requirement. So it's a
8 void in the code.

9 The reason the tables are
10 written like this is because every kind
11 of use that you can have in every kind of
12 district has to have a parking
13 requirement that may be zero. So you
14 can't just cross out most of the parking
15 tables. L&I would have a fit.

16 And then another thing that
17 just seems fundamentally wrong with this
18 is, when you add in your standards
19 section here about the Commission shall
20 determine the rear street, if necessary,
21 to fulfill the requirements of this
22 section, this is the part of the code for
23 RSA-5, RM-1, CMX-2, and 2.5 about where
24 can you have parking, otherwise you
25 can't. And what you have to understand

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2 is, this is not the number requirement.
3 This is the place requirement. So the
4 table tells you whether you need parking,
5 and this is why there's a big fat zero
6 always in RSA-5, because you don't want
7 to have to deal with the inherent
8 contradictions of where can you have
9 parking. However, the way this is
10 written, a couple years ago there was a
11 further, further amendment to the code
12 that said -- that changed how you
13 calculate what's a front and what's a
14 back of a property and where the streets
15 are, and in a nutshell, there are no rear
16 streets. And now this may be some kind
17 of workaround to figure out what
18 constitutes a rear street, because right
19 now under this amendment, if you have a
20 corner property, the Planning Commission
21 sometimes has to decide what's the
22 primary front, what's the side front,
23 yadda, yadda, yadda. Well, if you put
24 this language in there, what you will be
25 doing is reverting to a situation where

1 5/23/18 - RULES - BILL 160710, ETC.
2 someone who has a through RSA-5 lot will
3 be able to put parking in the back of
4 this property off of a street, and the
5 problem with that is, there are a lot of
6 streets -- and I will finish up. There
7 are a lot of streets like mine where some
8 people's houses are the front and some
9 people have a through lot, and so some of
10 my neighbors were fronts. Some of my
11 neighbors are rears and they have
12 parking, and that's an old longstanding
13 thing, but if you put this language in,
14 you will be recreating a situation where
15 people will want through lots for big
16 single-family houses that will have curb
17 cuts on streets and they may even be
18 between two row houses. So if you want
19 to talk about fairness --

20 COUNCILMAN GREENLEE: Mr.
21 Pastore, if you could wrap up, because we
22 really need to move, please.

23 MS. PASTORE: Yes. I --

24 COUNCILMAN GREENLEE: I'm
25 trying to be fair to everybody.

1 5/23/18 - RULES - BILL 160710, ETC.

2 MR. PASTORE: The summary is,
3 the way this thing is written, it doesn't
4 even do what you think it's really
5 supposed to do. I understand the part
6 about the three to ten, but, again, I
7 think that that is -- that's the wrong
8 number. If you're going to have a
9 three-to-ten ratio, it would have to be
10 so much higher of a starting point in
11 something like RM-1, and the rest of it
12 actually is internally contradictory. So
13 it needs a lot of work.

14 COUNCILMAN GREENLEE: Thank
15 you.

16 No questions?
17 (No response.)

18 COUNCILMAN GREENLEE: Thank you
19 all very much.

20 No one else here to testify on
21 Bill No. 160710?

22 (No response.)

23 COUNCILMAN GREENLEE: We will
24 decide what to do once the meeting takes
25 place.

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2 Our last bill of the day, Ms.
3 Marconi, please.

4 THE CLERK: Bill No. 180286, an
5 ordinance to amend the Philadelphia
6 Zoning Maps by changing the zoning
7 designations of certain areas of land
8 located within an area bounded by Girard
9 Avenue, Broad Street, Fairmount Avenue,
10 and Corinthian Street, all under certain
11 terms and conditions.

12 COUNCILMAN GREENLEE:
13 Ms. Gregorski, before you start, how many
14 people are here to testify?

15 (Hands raised.)

16 COUNCILMAN GREENLEE: Okay.
17 Let me put it this way: How many are
18 here in support?

19 (Hands raised.)

20 COUNCILMAN GREENLEE: Okay.
21 That's one group.

22 And opposition?

23 (Hands raised.)

24 COUNCILMAN GREENLEE: That
25 looks like basically a panel each. So

1 5/23/18 - RULES - BILL 160710, ETC.

2 I'm just trying to get a feel so we can
3 move, because we have another hearing
4 scheduled here.

5 Mr. Gregorski, please.

6 MR. GREGORSKI: Good morning,
7 Councilman Greenlee, members of the Rules
8 Committee. I'm Marty Gregorski with the
9 Philadelphia City Planning Commission.
10 I'm here to testify on Bill No. 180286,
11 which was introduced into City Council on
12 April 5th of this year by Councilmember
13 Greenlee for Council President Clarke.

14 This bill comprehensively
15 remaps the Francisville neighborhood
16 according to the goals and objectives of
17 the Philadelphia2035 Central District
18 Plan. The following goals guided the
19 development of this remapping bill:

20 Remap the majority of homes
21 that are single family, mostly west of
22 17th Street, to "RSA-5" Residential
23 Single-Family Attached; concentrate
24 commercial mixed-use on Ridge Avenue,
25 Fairmount Avenue, and Broad Street; remap

1 5/23/18 - RULES - BILL 160710, ETC.
2 all "IRMX" Industrial Residential
3 Mixed-Use zoning in the area bounded by
4 Poplar Street, Carlisle Street, Brown
5 Street, and 15th Street to "RM-1"
6 Residential Multi-Family.

7 After testimony from members of
8 the Spring Garden Civic Association, the
9 United Francisville Civic Association,
10 and staff from the Council President's
11 Office, the Commission and the PCPC staff
12 agreed to amend the bill so that
13 commercial parcels on Fairmount Avenue
14 zoned "CMX-2" Commercial Mixed-Use rather
15 than the originally proposed "CMX-2.5"
16 Commercial Mixed-Use, which permits
17 taller buildings and more density.

18 The City Planning Commission at
19 its meeting of April 17th of this year
20 recommended Bill No. 180286, with
21 amendments, for approval.

22 And I'd be happy to answer any
23 questions.

24 COUNCILMAN GREENLEE: Thank
25 you. Just a real quick question. I know

1 5/23/18 - RULES - BILL 160710, ETC.
2 we got witnesses here. I think there's
3 some feeling that this is like doing away
4 with all multi-family dwelling. There's
5 still a lot of multi-family dwelling that
6 will still be available in Francisville,
7 correct?

8 MR. GREGORSKI: Right. I heard
9 that, and I took a look at the bill
10 itself. If you look at zoning bills,
11 there's a page of text and then a bunch
12 of maps. The B maps, so B1 through
13 whatever are the proposed maps. If you
14 take a look at those B maps, there are
15 hundreds and hundreds of properties that
16 are still going to remain zoned RM-1.

17 COUNCILMAN GREENLEE: Okay.
18 All right. Because I think we need to
19 make that clear. There seems to be that
20 perception out there that there's
21 still -- there certainly are more RSA
22 single-family dwelling. And aren't a lot
23 of them on properties that are actually,
24 even though they might be zoned
25 multi-family right now, they're actually

1 5/23/18 - RULES - BILL 160710, ETC.
2 being used single-family; is that right?

3 MR. GREGORSKI: Right. That
4 can happen, and generally we take those
5 blocks and we make them residential
6 single-family to protect those other
7 neighbors.

8 COUNCILMAN GREENLEE: Okay.
9 And last question. In any of those
10 properties that if people wanted to try
11 to go back to a duplex, they always have
12 the right to go to the Zoning Board,
13 correct?

14 MR. GREGORSKI: Correct.

15 COUNCILMAN GREENLEE: Thank
16 you.

17 Any questions for Mr. Gregorski
18 on this?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing
21 none.

22 THE CLERK: Penelope Giles.
23 (Witness approached witness
24 table.)

25 COUNCILMAN GREENLEE: Do you

1 5/23/18 - RULES - BILL 160710, ETC.

2 have particular people with you,

3 Ms. Giles?

4 MS. GILES: No.

5 COUNCILMAN GREENLEE: No?

6 You're all by yourself? Okay.

7 Then we'll call two more names,

8 Ms. Marconi.

9 MS. GILES: All right. So good
10 morning --

11 COUNCILMAN GREENLEE: Wait a
12 minute. Hold.

13 Call two more names.

14 THE CLERK: Ken Pugh and Susan
15 Stolting.

16 COUNCILMAN GREENLEE: Susan,
17 why don't you come up. I didn't see Ken.
18 I don't know if he got down here.

19 (Witness approached witness
20 table.)

21 COUNCILMAN GREENLEE: Okay.
22 One more name, please, so we can keep it
23 moving.

24 THE CLERK: Kathie Nixon.

25 (Witness approached witness

1 5/23/18 - RULES - BILL 160710, ETC.
2 table.)

3 COUNCILMAN GREENLEE: Okay.
4 Very good.

5 All right. Ms. Giles, please
6 start. Please identify yourself and
7 proceed.

8 MS. GILES: Okay. Good
9 morning. Penelope Giles, Francisville,
10 born and raised in Francisville,
11 long-term resident, also the founder and
12 Executive Director of the Francisville
13 Neighborhood Development Corporation.

14 I am going to not testify at
15 this time. There's a lot of people who
16 are being impacted very negatively by
17 this and I would like to step aside and
18 allow them to speak. Whoever you decide
19 to put in my place is fine with me. If
20 there's time afterwards, I will speak.

21 COUNCILMAN GREENLEE: Okay.
22 All right. Well, since we called both
23 these witnesses, we're going to have them
24 speak and then we'll go back. We'll try
25 to keep this balanced out so we hear both

1 5/23/18 - RULES - BILL 160710, ETC.

2 sides here.

3 Ms. Nixon, if you'd like to go
4 first, please identify yourself and
5 proceed.

6 MS. NIXON: Yes. Good morning,
7 Councilman Greenlee and members of the
8 Rules Committee. My name is Kathie
9 Harper Nixon. I've lived at 810 North
10 20th Street in the Francisville section
11 of Philadelphia. I'm fortunate enough to
12 live in the home that my parents took me
13 home to when I left the hospital as an
14 infant. My parents and I lived on the
15 first floor, with my aunts and uncles
16 living on the upper two floors. I can
17 remember taking walks with my parents in
18 the neighborhood. I can still walk down
19 the streets and know where my laundromats
20 were, corner stores were, barber shops,
21 the Acme supermarket at Fairmount and
22 20th.

23 I remember working families
24 living in the apartment buildings in the
25 700 block of North 20th Street. I also

1 5/23/18 - RULES - BILL 160710, ETC.
2 remember when the slumlords took over and
3 those families had to move because those
4 houses were in such disrepair.

5 I remember when my father was
6 diagnosed with Lou Gehrig's disease in
7 1972, and he said, don't sell this house,
8 the neighborhood will change, it will
9 redevelop. And he was right. In the
10 1980s, single-family homes were built in
11 the 700 block of North 20th Street to
12 stabilize the community. You know what?
13 It worked.

14 It's now the 2010s and we are
15 in an era of repeating our past, except
16 it's worse. The buildings that are going
17 up in the 700 block dwarf the buildings
18 that were there pre-1970. In the 1970s
19 there were three-story apartment
20 buildings where you had three to four
21 families living in those buildings.

22 The complex that is proposed to
23 be built on my block is going to be --
24 they're proposing a 14-family unit in the
25 800 block of North 20th Street. That

1 5/23/18 - RULES - BILL 160710, ETC.
2 means possibly an additional 28 parking
3 spaces that do not exist. A complex this
4 size also doesn't look like the other
5 structures on our block. There is an
6 impact on the water and sewer system, and
7 I'd like to ask Councilmembers, what's
8 the impact on the power grid? What's the
9 impact on other environmental resources
10 and the quality of life factors when a
11 unit this size goes up?

12 Although our homes are listed
13 as multi-family dwellings, they are
14 comprised of units of single families,
15 sometimes multigenerational. What will
16 my neighborhood look in 20 to 30 years?
17 Will we be back to the slumlord era? How
18 will this impact the City real estate tax
19 base?

20 I ask you to zone our homes as
21 single-family dwellings and help us keep
22 Francisville as one of the many
23 neighborhoods of what Philadelphia is
24 known for, a city of neighborhoods, and
25 one that houses a historic landmark,

1 5/23/18 - RULES - BILL 160710, ETC.

2 Eastern State Penitentiary.

3 I have provided you with some
4 pictures of my block in the 700 block of
5 North 20th Street. It is said a picture
6 is worth a thousand words. And George
7 Santayana said, those who cannot remember
8 the past are condemned to repeat it.

9 I support Bill 180286. I have
10 left some pictures of the 800 block and
11 the 700 block of North 20th Street for
12 you to view and to consider when you vote
13 on this bill.

14 I thank you for your time.

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

17 Before you proceed, I want to
18 recognize that Councilwoman Sanchez, a
19 member of the Committee, is present.

20 And if you have pictures, we
21 can -- I know what the block looks like.
22 I've been on it a number of times, but I
23 certainly understand what you're saying.

24 Ms. Stolting, if you would
25 please identify yourself. And I'm asking

1 5/23/18 - RULES - BILL 160710, ETC.
2 everybody to try to be as brief as
3 possible, because we still have people
4 and we have another hearing coming up.

5 Please.

6 MS. STOLTING: Sure. My name
7 is Susan Stolting. I'm a resident of
8 Francisville. I'm here today in support
9 of this legislation. I think as everyone
10 has noted the legislation, the Planning
11 Commission went through the neighborhood
12 and we currently had inappropriate zoning
13 designations for several areas in our
14 neighborhood, and I'll give you an
15 example. There are several single-family
16 homes that are actually still zoned as
17 industrial, and this bill is proposing to
18 correct that.

19 So the Planning Commission went
20 through our neighborhood. They looked at
21 corner stores. They made them
22 commercial, as appropriate. Some of them
23 are still zoned as residential. So they
24 really cleaned up what is the mismatched
25 zoning designations.

1 5/23/18 - RULES - BILL 160710, ETC.

2 You'll hear several arguments
3 today for why this bill should not be
4 passed, and I'd like to knock them down
5 one by one.

6 So the first one is the bill
7 will reduce density and impact commercial
8 corridors. This bill does not reduce
9 density. It actually concentrates it on
10 the commercial corridors of Ridge,
11 Fairmount, and Girard Avenue. And anyone
12 who has read this bill would know that.
13 And if you take a good look at all the
14 documentation in this bill, it shows
15 that.

16 The second thing is that the
17 community hasn't been consulted about
18 this. There have been public hearings on
19 this with the Planning Commission, and
20 City Council office has been open to hear
21 recommendations. So, again, the doors
22 have always been open for amendments
23 here.

24 Another myth is that this will
25 lower the value of my home or my sale

1 5/23/18 - RULES - BILL 160710, ETC.

2 price. Again, there are homes that are
3 being offered for well over market value,
4 almost double, so that a more dense
5 dwelling can be put in their place, and
6 unfortunately the rest us have to deal
7 with the consequences who want to stay in
8 the neighborhood and quality of life
9 issues.

10 The last thing I'll say is that
11 the only amendments -- unfortunately, the
12 Spring Garden Civic Association could not
13 be here today. There are two amendments
14 that they'd like to see to the bill, and
15 I consent with them, that from 15th to
16 Corinthian along Fairmount Avenue remain
17 designated as CMX-2 instead of 2.5 and --

18 COUNCILMAN GREENLEE: I think
19 both of those amendments are going to be
20 offered.

21 MS. STOLTING: Okay. And then
22 the second one was on the 1600 block of
23 Fairmount. There's also some RM-1 there
24 that was not noted in the plan. So those
25 are the only two amendments there.

1 5/23/18 - RULES - BILL 160710, ETC.

2 COUNCILMAN GREENLEE: Okay.

3 Thank you.

4 Just one question for either of
5 you. I think I know the answer. In your
6 opinion, is Francisville becoming overly
7 dense?

8 MS. NIXON: Yes.

9 COUNCILMAN GREENLEE: All
10 right. Thank you. Thank you very much.

11 I'm sorry. Any questions for
12 these two witnesses?

13 (No response.)

14 COUNCILMAN GREENLEE: To try to
15 keep it balanced here, let me see hands
16 of those again who are opposed to this
17 bill.

18 (Hands raised.)

19 COUNCILMAN GREENLEE: We got
20 five. Let me get three right there.
21 Please come up. Three right over here.

22 (Witnesses approached witness
23 table.)

24 COUNCILMAN GREENLEE: Good
25 afternoon, I think it is now. Well, not

1 5/23/18 - RULES - BILL 160710, ETC.
2 quite. If you could identify yourself.
3 I'm just asking again everybody to try to
4 be brief so we can get to everybody that
5 would like to speak. Please speak right
6 into the microphone, identify yourself,
7 and state your comments there, please.

8 MS. DANIELS: Good morning. My
9 name is Rose Daniels. I live in the
10 Francisville area. I live specifically
11 in the 700 block of North 20th Street
12 bounded by Brown and Fairmount.

13 We as the residents of the 700
14 block of Fairmount -- of 20th Street are
15 opposed to this bill because we -- to
16 Bill 180286 because we feel that from
17 what we're understanding, that to
18 change -- to rezone our neighborhood,
19 specifically our 700 block of 20th
20 Street, which is going to be down-zoned,
21 will change the value of our homes. We
22 live on the west side of 20th Street, 700
23 block. The entire east side of our block
24 has been bought, redeveloped to
25 multi-residential properties. So we're

1 5/23/18 - RULES - BILL 160710, ETC.

2 kind of sitting in the shadow of that.

3 We've kind of been upset about
4 this rezoning, because it won't allow
5 us -- most of us are seniors, 60 and
6 over, 65 and over, long-time residents.
7 I've been in my home 31 years. I think
8 my next-door neighbor has been in hers
9 some 35, 40 years, and we just want the
10 opportunity to be able to sell our homes
11 at fair market value so we can just move
12 on and live out our golden lives and --
13 our golden years in relative peace of
14 mind. But this rezoning from RM-1 to
15 RSA-5 will allow the developers to come
16 in that want our properties to just kind
17 of offer us whatever they want to give us
18 for our properties, and we're just asking
19 to be able to benefit from what's going
20 on in our neighborhood as our neighbors
21 across the street did that lived in the
22 same type units we live in. I think it
23 was originally called Brown Street
24 Village.

25 So we're here because we're

1 5/23/18 - RULES - BILL 160710, ETC.

2 opposing the bill for that reason.

3 COUNCILMAN GREENLEE: Okay.

4 Thank you.

5 If either of you have other
6 things to add or do you have anything
7 additional, you can --

8 MS. PRESTON: No. I just
9 agree --

10 COUNCILMAN GREENLEE: Just say
11 your name, please.

12 MS. PRESTON: My name is
13 Loretta Preston. I'm at the 700 block of
14 20th Street also.

15 I feel that we should have the
16 privilege to have multi-family zoning so
17 that we can sell our homes. If we have
18 single-family homes, our home's value
19 will drop less than half of what it is
20 now, and I don't think that's fair.
21 We've been there. We worked a long time
22 for it.

23 You say you've been through the
24 700 block and you know it pretty good.
25 So you see on one side we have big, nice,

1 5/23/18 - RULES - BILL 160710, ETC.
2 tall developments they just done, and
3 they have parking for those, and you look
4 over on our side. We are mostly the
5 single-family. We have the one-story.
6 So it's very uneven. We're looking on
7 one side, the beautiful new, we have the
8 have's. We're looking on our side, we
9 have the have-not's.

10 So we would like to have the
11 multi-family zoning to give us a chance
12 to take our house at the value it is now
13 and relocate somewhere that we can enjoy.
14 The City is changing, and change is going
15 to always come. We don't like it, but
16 sometimes we just have to move on.

17 Thank you.

18 COUNCILMAN GREENLEE: Okay.

19 Thank you.

20 Ma'am, would you like to add
21 anything? Just please state your name.

22 MS. HUNTER: My name is Barbara
23 Hunter. I live in the 700 block of 20th
24 Street.

25 My issue is the reassessment

1 5/23/18 - RULES - BILL 160710, ETC.
2 that we received in the mail because of
3 the houses that were sold across the
4 street from us, those who are on our side
5 have been reassessed at the market value
6 that those were sold for, and all I'm
7 asking is just fairness, that if we
8 choose to decide to sell on our side of
9 the street, if anybody chooses to sell,
10 that we're given the same opportunity as
11 those across the street.

12 If I choose to stay, I want to
13 be able to stay and be able to afford the
14 taxes and not be assessed the tax value
15 of those that were sold across the
16 street. That's my only issue. So I'm
17 just looking for fairness.

18 COUNCILMAN GREENLEE: Well,
19 what you're describing is a problem all
20 over the City, trust me, that
21 non-uniformity that is on a lot of blocks
22 all over the City. We can talk about
23 that as a whole different issue, and I
24 don't think that this bill really
25 directly affects that. You certainly if

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2 you think it's not uniform with other
3 properties, you can certainly appeal that
4 assessment. We can certainly help you
5 with that, that kind of thing.

6 But let me just -- on the issue
7 of if it's down-zoned, that it would -- I
8 mean, a lot of single-family dwellings in
9 Francisville are being sold for a pretty
10 good amount of money. A lot depends on
11 just the condition of the property. So I
12 don't think you can just assume because a
13 property is a single-family dwelling --
14 there's a lot of folks that want to live
15 in single-family dwellings in
16 Francisville. So I'm not sure that your
17 fear is necessarily correct, that because
18 this property which, again, is being used
19 as a residence, as a single-family
20 residence, and that was the whole point
21 of this remapping, was to try to get
22 properties consistent with what they're
23 really used as.

24 So, I mean, we can't go
25 backwards. We can't deal with those

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2 people that sold before. We just have to
3 look at the present and then look at best
4 we can for the future. But I guess the
5 point I'm trying to make is that if these
6 properties -- if you and other people
7 keep selling multi-family dwellings, that
8 density problem, which I hear from a
9 whole lot of people, you heard from a
10 couple people already, is just going to
11 keep increasing, and we're trying to,
12 like we did on the last bill, try to find
13 a balance here.

14 MS. HUNTER: Excuse me, sir.
15 May I say something?

16 COUNCILMAN GREENLEE: Yes.

17 MS. HUNTER: I know there's a
18 lot of misinformation out there, some
19 coming from developers. There's a fear
20 factor that they use to make you feel
21 like you're in jeopardy. I'm satisfied
22 with where I am.

23 COUNCILMAN GREENLEE: Okay.

24 MS. HUNTER: I like my little
25 house on the prairie. I like my little

1 5/23/18 - RULES - BILL 160710, ETC.
2 house. I love my neighborhood. I've
3 been in that neighborhood for over 35
4 years. I didn't even want to see it when
5 it first happened. When the first
6 building -- when the first houses that
7 sold a few years ago, that alarmed me,
8 and I wish it had stopped there, but
9 since it didn't, I just want to be sure
10 where we stand, the long residents that's
11 on the opposite side of the street,
12 because there's so much misinformation
13 about this bill that we don't fully
14 understand -- I know I don't fully
15 understand what the impact would be for
16 me going forward.

17 COUNCILMAN GREENLEE: Is your
18 property, if I can ask you, do you know,
19 is your property zoned single-family
20 right now? Because you got one of those
21 small properties you're saying, right?

22 MS. HUNTER: Yes.

23 COUNCILMAN GREENLEE: I got to
24 think that's single-family, correct?

25 MS. HUNTER: No.

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2 COUNCILMAN GREENLEE: No?

3 Okay. That's being changed. Okay. I
4 got it. I got you. But, see, I guess
5 that's the point of this, ma'am. You
6 look at that property, that shouldn't be
7 zoned multi-family. That's not a
8 multi-family property.

9 MS. HUNTER: No. It's not the
10 house. What they're doing is knocking
11 down those houses and putting up --

12 COUNCILMAN GREENLEE: And
13 they're building bigger ones, but that's
14 because the zoning on that block allows
15 that to happen.

16 MS. HUNTER: That's --

17 COUNCILMAN GREENLEE: And what
18 we're trying to do here -- I'm sorry.
19 What we're trying to do here is stop
20 that. You're right. Maybe it should
21 have been done a while back. We didn't
22 do it, but we're here now. And I think
23 to let it continue is just going to
24 really cause a problem, a continuing
25 problem for the community. And that's

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2 what we're trying to do. And this is
3 done all over the City, because we learn
4 sometimes when neighborhoods change and
5 desirability increases, that sometimes we
6 have to react and make the necessary
7 changes. Years ago that was not an issue
8 in Francisville. We know that. You got
9 discovered over there. You're popular
10 now. Like I live in Fairmount. That's
11 the way it was 25 years ago. And
12 sometimes you have to then adapt to those
13 changes.

14 MS. HUNTER: I have no problem
15 with adapting. That's not an issue for
16 me. My issue going forward is being able
17 to stay in my home and live comfortably.

18 COUNCILMAN GREENLEE: You're
19 talking about the taxes, right?

20 MS. HUNTER: The taxes.

21 COUNCILMAN GREENLEE: This bill
22 doesn't affect that.

23 MS. HUNTER: I know. Yes, it
24 will, because the way those houses were
25 built across the street and the

1 5/23/18 - RULES - BILL 160710, ETC.
2 developers were able to profit from the
3 sale of those properties at the price
4 that those houses sold for, we on the
5 other side have been reassessed at that
6 value. So what the developers are now
7 saying is because of the rezoning, if
8 this bill goes through, if a developer
9 wants to buy your house, they won't make
10 the profit that they made across the
11 street. So we won't get the benefit --
12 if those of us who wants to sell, they
13 won't get the benefit that the people
14 across on the other side got. So that's
15 the dilemma that a lot of people are
16 facing that wants to sell their homes on
17 our side of the street. So in my limited
18 knowledge of real estate, it just don't
19 seem fair to me that I have to pay the
20 cost for the people who benefited from
21 the law which stands now. So if it
22 changes, then the whole ball game changes
23 for everybody on our side of the street.

24 COUNCILMAN GREENLEE: I hear
25 you, but I guess if we don't start doing

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2 something, those large buildings are
3 going to keep going up, and I don't think
4 the neighborhood, whoever is left there,
5 whoever has moved in or whoever is
6 staying, I don't see that's to their
7 benefit. But I don't want to go back and
8 forth.

9 Ma'am, you want to say --
10 please, into the microphone, and then we
11 want to move on, because we have other
12 people.

13 MS. PRESTON: Okay. One thing
14 about it, I feel that the structure of
15 our homes have been compromised.
16 Building across the street, they dig up
17 five or six holes to keep putting down
18 the gas line or water lines or whatever.
19 These holes remain for six to eight weeks
20 at a time. The 33 one, they're all day.
21 You're sitting in your house, you feel
22 your house shake, and especially at
23 night, because you know SEPTA don't slow
24 down for nothing.

25 So I really feel like the

1 5/23/18 - RULES - BILL 160710, ETC.
2 structure has been compromised. It's not
3 fair to us to have to stay there and what
4 if something do develop? We're stuck in
5 a house, the structure is bad. We can't
6 sell it for enough money to move into a
7 decent area.

8 COUNCILMAN GREENLEE: I'm still
9 not sure you would not be able to sell
10 your properties if that's your desire for
11 a pretty good amount, but I'm not a real
12 estate expert.

13 MS. DANIELS: Mr. Greenlee,
14 that's what --

15 COUNCILMAN GREENLEE: Please,
16 if you could just -- and then we could
17 finish.

18 MS. DANIELS: I will. I will.
19 I sold my home to a developer,
20 bought my home in January. I'm packed
21 up. I'm all packed up. I'm living in
22 brown boxes. Everything is down in
23 boxes. And my settlement date is June
24 1st. As a result of this zoning change,
25 my realtor that I'm working with tells me

1 5/23/18 - RULES - BILL 160710, ETC.
2 that my developer found some little
3 discrepancy in our contract. He doesn't
4 want to allow me to have -- I think it's
5 a scare tactic. Doesn't want me to have
6 the down-payment he put on the house.
7 Thus, if he doesn't -- and he wants to
8 cut in half what he originally offered
9 me, which means I won't be able to buy
10 the house that I put a down-payment on
11 back in February. Now, when he bought
12 the house with the contract, zoning
13 wasn't an issue yet, but since he's
14 gotten wind of this zoning thing, I think
15 he's --

16 COUNCILMAN GREENLEE: You may
17 have a legal issue there.

18 MS. DANIELS: Now I have to get
19 a lawyer.

20 COUNCILMAN GREENLEE: I mean,
21 I'd be willing to talk to you about that
22 and maybe direct you to the right place.

23 MS. DANIELS: Thank you.

24 COUNCILMAN GREENLEE: That
25 sounds like they may be playing games

1 5/23/18 - RULES - BILL 160710, ETC.
2 with you, ma'am, but I'd be willing to
3 certainly talk to you about that. And I
4 understand, these things are never easy,
5 but I understand what you're saying. But
6 personally I think this is for the
7 betterment of the whole Francisville
8 community, this bill.

9 MS. DANIELS: Thank you for
10 having us.

11 COUNCILMAN GREENLEE: Thank you
12 all very much.

13 Again, trying to keep balance,
14 who else is here in favor of the bill?

15 (Hands raised.)

16 COUNCILMAN GREENLEE: That will
17 be the last three in favor. Please come
18 forward.

19 (Witnesses approached witness
20 table.)

21 COUNCILMAN GREENLEE: Again,
22 try to be brief, please. Whoever would
23 like to start, please identify yourself
24 and proceed.

25 And let me just ask, and how

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2 many other people are here that want to
3 say something against the bill?

4 (Hands raised.)

5 COUNCILMAN GREENLEE: Four.

6 Okay. Not too bad.

7 Please.

8 MS. GOUSE: Hi. My name is
9 Lorelei Gouse. Good afternoon, ladies
10 and gentlemen. Thank you for introducing
11 this bill and allowing the affected
12 residents to voice their opinions at this
13 hearing. I'm a resident of North Capitol
14 Street, Map A and B8 in your bill, and
15 have been in the neighborhood for a
16 relatively brief amount of time, but it
17 is now where I proudly call home. I love
18 my neighborhood and my neighbors, both
19 the new residents and the longtime
20 residents, and have enjoyed seeing the
21 development of the Francisville
22 neighborhood and new residents
23 discovering this wonderful place.

24 That being said, I'm concerned
25 with the recent trend of converting these

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2 single-family units into multi-family
3 residences. I'm not an opponent to
4 development. Development is a natural
5 part of any city and real estate at
6 large, but I think it needs to be done
7 responsibly, and I'm very grateful that
8 this bill has been introduced to try and
9 help mitigate some of these irresponsible
10 trends that I've been seeing.

11 So your question earlier about
12 saturation in the neighborhood, I firmly
13 believe that the Francisville
14 neighborhood has reached peak saturation,
15 particularly when you consider the
16 seasonal influx of visitors that we have
17 for our neighbor to the west, the Eastern
18 State Penitentiary. During the fall
19 months, parking is much more at a premium
20 than it is normally. It's almost
21 impossible to find a space for the local
22 residents, and by increasing the density,
23 it's just going to make the problem so
24 much worse. So as the previous bill that
25 was introduced, let's try and stop this

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2 problem right now and be responsible in
3 promoting development and making this a
4 livable neighborhood for all residents.

5 Thank you.

6 COUNCILMAN GREENLEE: Okay.

7 Thank you very much.

8 Ma'am, please, right in the
9 microphone.

10 MS. LITTLE: Hello, Mr.
11 Chairman. My name is Cheryl Little and I
12 am a long-term resident of Francisville,
13 been there since my parents bought in
14 1950, and I support this legislation.
15 Our neighborhood is dense as it is and we
16 need to look forward into how to minimize
17 the density of our community as it
18 relates to our neighborhood. We want to
19 promote the growth of our educational
20 system, Bache-Martin. We also want to
21 promote the things that we have available
22 in our community.

23 I am concerned about the stress
24 that this will put on the present
25 utilities that we have. There also have

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2 been already some issues with water
3 pressure with the new construction that
4 has gone up in the 700 block of 20th
5 Street. There have been some issues with
6 the power lines with PECO with the new
7 construction that has occurred. If we
8 continue at the rate that we're going,
9 every spot, every space, every inch of
10 Francisville will be taken up.

11 I think it is important that we
12 once again focus on going forward. I
13 understand the residents who may be
14 impacted by this new legislation, but we
15 have to start now to plan for the future
16 and the future of our neighborhood and
17 what our neighborhood wants to look like,
18 and we cannot take up every inch and
19 every spot with multi-family dwellings.
20 We need to think about single-family
21 dwellings.

22 Thank you, Mr. Chairman.

23 COUNCILMAN GREENLEE: Thank
24 you, ma'am. Thank you.

25 Please identify -- are you

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2 testifying too?

3 MR. CHANEY: I wanted to say
4 one thing.

5 COUNCILMAN GREENLEE: Okay.
6 Please, go ahead.

7 MS. GRAHAM: Good morning,
8 Chairman Greenlee, Vice Chairman Squilla,
9 and members of the Rules Committee. My
10 name is Megan Graham and I'm here today
11 in favor of Resolution 180286, which
12 affects the zoning designation in
13 Francisville, where I have been a
14 resident with my husband for the past
15 nine years. Together we have purchased
16 and lived in two separate homes in
17 Francisville and are raising our small
18 children here.

19 I support this resolution
20 because the properties in the
21 neighborhood were intended for
22 single-family homes, and I believe that
23 the neighborhood would best be served if
24 they stayed single-family homes or even
25 the occasional duplexes. If we want our

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2 community to continue to thrive and our
3 schools to improve, we need to encourage
4 families to lay down long-term roots as
5 opposed to short-term renters who have
6 little vested interest in the long-term
7 success of the neighborhood.

8 We've heard arguments from the
9 developers at our neighborhood meetings
10 that for lots of those size in
11 Francisville, if they were in another
12 neighborhood in the City, they could and
13 would be built six-unit apartment
14 buildings with no problem. However,
15 historically Francisville lots have
16 always been bigger than other areas of
17 the City. The homes currently for sale
18 in our neighborhood, by and large, reside
19 on large lots that range from 1,200 to
20 1,400 square feet, the same as these
21 properties that are now being turned into
22 six-unit or more units. Single-family
23 homes currently reside on these
24 properties. So the argument that you
25 could not build and sell a single-family

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2 home on a lot of that size is simply not
3 true. I don't begrudge the developers
4 and their desire to build these apartment
5 buildings, as they are trying to make the
6 most of their investment, but their
7 investment is not what is best for our
8 community.

9 The average cost per square
10 foot in Francisville is \$289 as opposed
11 to the average cost for these properties,
12 for these homes that are being
13 essentially torn down, that are going for
14 \$400 a square foot. That is what needs
15 to be effected by this resolution. That
16 is the cost that is only affordable to a
17 developer.

18 The current zoning structure
19 has inflated the value of these
20 properties to a point where a regular
21 family could not come in and afford to
22 buy that home even if they were going to
23 put a single-family home on it or keep
24 what is there. Only a deep-pocketed and
25 well-financed developer and really

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2 development company at this point can buy
3 these properties whereby they demolish
4 the current home and sell it for units.

5 I agree that residents should
6 be able to sell for a market value, but
7 these properties are currently selling at
8 almost 200 percent what their property
9 value should be. The inflation is so bad
10 that even if these properties were
11 down-zoned and it was corrected and their
12 home values change, their home values
13 would actually still be, compared to
14 other sections of the neighborhood, an
15 increased percentage based on when they
16 were built and what the value of the
17 property is.

18 My neighbors and I -- while I'm
19 in favor of this resolution and I don't
20 know if there's a start date or if this
21 starts immediately, I do ask the
22 Committee to consider an amendment or a
23 clause to grandfather residents who have
24 sold, who have made other plans and have
25 a settlement within 29 days, so nothing

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2 further could be sold, but as of now,
3 settlement within 29 days. They
4 shouldn't be penalized for the change in
5 code. They have made other plans, and
6 unfortunately developers have taken
7 advantage of situations and made these
8 bill of sales based on their ability to
9 only sell these multi-family units, and I
10 do think that is important for the
11 residents who are in the middle of this
12 process.

13 COUNCILMAN GREENLEE: Okay.
14 Thank you.

15 MS. GRAHAM: I just have one
16 quick --

17 COUNCILMAN GREENLEE: Please,
18 because we want to move on here.

19 MS. GRAHAM: Sorry. I want
20 homes that families buy, that support our
21 schools, that create these residents.
22 These units don't do these. These are
23 starter rentals, and they are not even
24 affordable housing. They currently rent
25 for 2,000 to 2,500 per person -- per

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2 unit. This is not affordable for a
3 two-bedroom.

4 These properties are
5 historically single-family, and beyond
6 developers wanting to make a big buck,
7 there's no reason they couldn't stay
8 single-family. I ask the Committee to
9 zone these blocks appropriately a
10 single-family, like they should have
11 been, and to recorrect the way that they
12 were done wrong.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 MS. GRAHAM: Thank you.

16 COUNCILMAN GREENLEE: Thank you
17 very much.

18 Sir.

19 MR. CHANEY: Hi. My name is
20 Robert Chaney. I live on the 800 block
21 of North 20th Street. I want to thank
22 you all for giving us this voice in
23 support of the bill.

24 I had a speech, but I'm not
25 going to read it. I just wanted to touch

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2 on one particular thing that I don't
3 think has been covered a lot.

4 My wife and I and our two small
5 children moved into the area ten years
6 ago, and one of the main reasons we moved
7 in is because of the diversity between
8 people of color, different socioeconomic
9 levels, public housing that is
10 responsibly placed mixed into the
11 neighborhood, and one of our primary
12 concerns now is when these developers
13 come in and push -- they obviously target
14 the people that have more affordable
15 properties and pushing them out and
16 changing the entire makeup of the
17 neighborhood.

18 Thank you.

19 COUNCILMAN GREENLEE: Okay.

20 Thank you. Thank you very much.

21 Thank you all.

22 I think I saw four hands raised
23 that want to speak last on opposition.
24 Anyone else here other than these four
25 that want to say anything?

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2 (No response.)

3 COUNCILMAN GREENLEE: Very

4 good. These will be the last panel.

5 (Witnesses approached witness

6 table.)

7 COUNCILMAN GREENLEE: Whoever

8 would like to go first, again, try to

9 please be brief so we can get finished

10 here.

11 Let me just put on record -- I

12 should have done this earlier -- we had

13 written testimony from a number of

14 people, nine in support and one opposed

15 on this bill.

16 Please.

17 MR. BRENNAN: Thank you,

18 Mr. Chairman and members of the

19 Committee. My name is Seamus Brennan.

20 I'm a renter, and I think I'd like to

21 share the perspective of somebody who

22 moved to Philadelphia because relative to

23 other big cities on the East Coast, it's

24 affordable. Real estate here is not New

25 York, it's not DC. There's housing that

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2 everyday people can afford to buy and be
3 homeowners. And I'm not there yet here
4 and my concern is that if we down-zone
5 areas like Francisville, that's not going
6 to be an option for me in the future.

7 It's a desirable area. I live
8 in a rental just across the line into
9 Fairmount, but close enough that I walk
10 through there every day and --

11 COUNCILMAN GREENLEE: I'm
12 sorry. You're south of Fairmount?

13 MR. BRENNAN: No. I'm west of
14 Francisville in Fairmount.

15 COUNCILMAN GREENLEE: In
16 Fairmount, okay.

17 MR. BRENNAN: And my wife and
18 I, we're expecting our first child.
19 We're looking to buy sometime in the
20 future, and if this bill passes and this
21 area is down-zoned, there's going to be a
22 limit on the sort of ability to create --
23 to add new units. Ultimately once all of
24 the single-family lots are built out,
25 you're going to hit a ceiling and it's

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2 going to set the stage for a bidding war
3 so that regular folks can't afford to buy
4 these single-family homes.

5 It's got very similar amenities
6 to the other side in Fairmount. You're
7 going to start seeing single-family
8 houses selling for \$700,000, \$800,000,
9 where if you had a duplex, you might have
10 two, three-bedroom condos that sell for
11 more like half a million. That's still a
12 lot of money, but it's something that two
13 people working hard might be able to get
14 to.

15 So that's my concern, is that
16 by down-zoning to RSA, you're setting the
17 stage in the future for a real shortage
18 of housing in desirable areas and just a
19 path to a bidding war.

20 COUNCILMAN GREENLEE: Thank
21 you.

22 Whoever would like to go next,
23 please.

24 MR. NODA: Again, I'm Michael
25 Noda, Transportation Chair of 5th Square

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2 and, more relevantly to this bill, I'm a
3 renter on the 900 block of North 15th
4 Street.

5 As you might have expected, I'm
6 a fierce opponent of these changes. I
7 believe that down-zoning would be a
8 terrible blow to affordability. I
9 believe that the assertion that the
10 neighborhood is full is a historical.
11 The population of Francisville in 1960,
12 according to the census, was 14 and a
13 half thousand. It is currently around
14 8,000.

15 But mostly I'm just completely
16 concerned at how this process has gone
17 for this neighborhood. I believe this
18 neighborhood has been blind-sided by this
19 bill. I do not believe that we had a
20 proper opportunity to come together as a
21 community and be able to debate this bill
22 among ourselves and decide what it is
23 that we really would like to see coming
24 from this process. And I don't believe
25 we've had -- and I don't believe that the

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2 amount of time we might have left is
3 going to be sufficient.

4 I would ask that this bill be
5 held for a good period until we can -- we
6 obviously have very loud voices on both
7 sides of this issue and we need to be
8 able to have that fight between brothers
9 and come to a new understanding of what
10 our vision for the neighborhood is.

11 COUNCILMAN GREENLEE: Okay.
12 Thank you.

13 Who would like to go next?

14 MS. VISHELLI: My name is
15 Alyssa Vishelli. I'm a resident of
16 Francisville. I live in a duplex on --
17 not on a commercial corridor. I own my
18 unit in my duplex, and it's great. It's
19 something that I would not have been able
20 to afford. We're a market-rate
21 single-family house. I was a renter in
22 Francisville before I bought the unit in
23 my duplex. I live on Folsom Street, and
24 my part of Folsom Street was
25 single-family row houses when it was

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2 originally developed in the early 1900s,
3 and today it is mostly multi-family, and
4 we have a very nice street. We have a
5 great community. We have people who are
6 involved and invested in the
7 neighborhood. And we all live in
8 multi-family buildings. Some of us are
9 renters.

10 Personally I don't think
11 Francisville is too dense, and I think
12 that anybody who does think that has
13 never walked along Ridge Ave or north of
14 Ridge Ave, because those areas are in a
15 woeful state of blight, and that sort of
16 blight is the sign that the opposite is
17 true, that the neighborhood is not dense
18 enough.

19 I would like to address the
20 point that the bill will concentrate
21 density on the commercial corridors. The
22 density is already concentrated on the
23 commercial corridors. Those are the most
24 dense designations in the current zoning.
25 And the properties in question that kind

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2 of spurred this whole discussion, those
3 on 19th, Uber, 20th, Brown Streets, which
4 are single-family but zoned as RM-1, have
5 not provided enough density to develop
6 our commercial corridors, and if we
7 cement that single-family status with
8 this current zoning, then there's no way
9 that our commercial corridors will ever
10 reach their density potential.

11 I totally understand that
12 inflation that's going on with these
13 properties and that the only people that
14 can afford to buy them are developers
15 that will build large multi-unit, we'll
16 call them, luxury apartment rentals, but
17 I do think that there's a happy medium
18 between single-family, exclusive
19 single-family, and a 14-unit compound,
20 for instance. I would use my example of
21 my duplex on Folsom Street, which is full
22 of duplexes, as something of a happy
23 medium.

24 The vast majority of
25 Francisville is single-family, and I just

1 5/23/18 - RULES - BILL 160710, ETC.
2 want to reiterate that these houses on
3 these streets in question were developed,
4 as we've heard, in the '70s and '80s when
5 Francisville was a blighted hollow shell
6 of its former bustling self. We just
7 heard census numbers, 14,000 in the 1960s
8 down to 8,000 today. They were built to
9 provide an affordable rent-to-own option
10 for lower-income residents, and they
11 served their purpose well. And now that
12 Francisville is undergoing redevelopment,
13 those single-family houses are inadequate
14 to support the density that we need, and
15 that area is under-built. And right now
16 we're faced with a unique opportunity to
17 totally transform this part of
18 Francisville into a vibrant, dense,
19 diverse, and walkable area.

20 Francisville is within the
21 metropolitan center of the City. We are
22 in walking distance to Center City, and
23 that sort of location commands density
24 and diversity, and anything less than
25 that would be an underuse of this

1 5/23/18 - RULES - BILL 160710, ETC.

2 critical neighborhood.

3 I think that restricting these
4 properties to single-family would
5 sacrifice the opportunity for us to take
6 a huge step forward in the development of
7 Francisville. And while maybe there are
8 some benefits to the proposed zoning
9 changes; for instance, those properties
10 that are misdesignated as industrial or
11 residential when they should be
12 commercial, industrial when they should
13 be residential, those things do need to
14 be fixed, but I also think that the
15 citizens of Francisville and the
16 surrounding communities need to be
17 involved, more involved. And I'm
18 involved in the community and I have been
19 since I moved here seven years ago, and I
20 only became aware of this bill about a
21 month ago, and I really think that we
22 need to be involved. There needs to be a
23 conversation, because there's a lot of
24 opposition on both sides, and if we can
25 have some more time to work together and

1 5/23/18 - RULES - BILL 160710, ETC.
2 if we can really listen to each other, we
3 can find that happy medium that will both
4 support growth and development of the
5 neighborhood while also ensuring that
6 it's livable and enjoyable for the people
7 who live there today and who want to move
8 there in the future.

9 Thank you.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Ms. Giles, please.

13 MS. GILES: Okay. So last, but
14 not least.

15 COUNCILMAN GREENLEE: Just
16 state your name again. I know you did
17 earlier, but...

18 MS. GILES: Penelope Giles,
19 Francisville.

20 So we've been talking a lot
21 about density and we've been talking
22 about a bill. You've been asking
23 questions. You've asked the questions to
24 some of the people that came up here to
25 testify. I'd like to ask you a question.

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2 Is Francisville Center City?

3 COUNCILMAN GREENLEE: No. It's
4 Francisville.

5 MS. GILES: Well, that's not
6 our understanding. We understand that
7 Francisville has been designated a part
8 of Center City all the way to Girard
9 Avenue or Cecil B --

10 COUNCILMAN GREENLEE: By whom?

11 MS. GILES: By the City of
12 Philadelphia.

13 COUNCILMAN GREENLEE:
14 Francisville is Francisville. I don't
15 know what else to say. I mean, some
16 people call Fairmount Center City. Some
17 people call --

18 MS. VISHELLI: It's the zoning
19 district.

20 MR. BRENNAN: It's the Central
21 Planning District.

22 MS. GILES: It's the Central
23 Planning District, and in terms of where
24 the center of the City is, it is not the
25 suburbs. It is not the suburbs, is it?

1 5/23/18 - RULES - BILL 160710, ETC.

2 COUNCILMAN GREENLEE: No. I
3 will go on record that Francisville is
4 not the suburbs.

5 MS. GILES: Okay. So what we
6 turned into, I say, ten years ago, where
7 we were ten years ago, our population, I
8 think, was half of what it is now.

9 COUNCILMAN GREENLEE: Okay.

10 MS. GILES: And we were still
11 not a suburb. We were still Center City.
12 So when we're talking about density, the
13 knee-jerk about density happens to be
14 because of the parking issues, which was
15 covered in the other bills. People's
16 problems are the parking. It's the
17 parking. We are not too dense, and as
18 the Councilperson and the leader leading
19 these conversations, it's misinformation
20 if you're saying we're getting too dense.

21 COUNCILMAN GREENLEE: Let me
22 just interrupt for a second, because
23 obviously that's an opinion.

24 MS. GILES: Well, it's not an
25 opinion. Hold on.

1 5/23/18 - RULES - BILL 160710, ETC.

2 COUNCILMAN GREENLEE: Yes, it
3 is.

4 MS. GILES: It is not an
5 opinion.

6 COUNCILMAN GREENLEE: Yes, it
7 is, because dense, there's no firm
8 definition of it. Some people would just
9 feel that as you walk up some of these
10 streets with the -- and, yeah, parking is
11 an issue to it -- that that makes it
12 dense. Now, other people don't feel that
13 way, and that's their opinion too.

14 MS. GILES: So if it is an
15 opinion and some people's opinion is it
16 is dense and it's not, we need to get in
17 a room with professionals who really can
18 give us the answers so that we can
19 understand -- so all of us can understand
20 how this is impacting us before we can
21 say yea or nay, we support it or we
22 don't.

23 We need more time. This thing
24 needs to be thoroughly vetted on both
25 sides. And we have a feeling -- we're

1 5/23/18 - RULES - BILL 160710, ETC.
2 sitting here, we watched all of the
3 testimony, we watched the folks who came
4 up here in support of it. You guys were
5 very enthused and smiling and, you know,
6 giving gestures that you support them.
7 So I can see you're bias because this
8 bill came out of City Council. However,
9 community is all of us and --

10 COUNCILMAN GREENLEE: We
11 realize that.

12 MS. GILES: Community is all of
13 us, and all of our voices need to be
14 heard, and that takes time. That takes
15 time. Nobody is saying that this does
16 not have to happen in this way or in some
17 form, but we cannot -- we do not believe
18 that there has been enough due diligence
19 to understand how this will impact us,
20 and perhaps you guys will learn something
21 from the process as well.

22 So that's all we're asking for,
23 is for you all to be leaders the way that
24 you're supposed to be and listen to all
25 of our voices, engage us all and give us

1 5/23/18 - RULES - BILL 160710, ETC.

2 the time that is required for something
3 like this, no matter how it comes out.

4 COUNCILMAN GREENLEE: Okay.

5 Thank you.

6 No. We just want to do one at
7 a time, otherwise we'll go back and forth
8 all the way.

9 MS. VISHELLI: I just have one
10 question. Has City Council or anyone
11 done an economic impact study of the
12 potential outcome of this bill?

13 COUNCILMAN GREENLEE: I'm not
14 sure about that, no. I'm not sure about
15 that. But I have to tell you, I mean,
16 look, we can all have difference of
17 opinion here and we heard difference of
18 opinion. After a while you have to make
19 a decision. As far as --

20 MS. GILES: But you're going
21 to --

22 COUNCILMAN GREENLEE: Penny, I
23 didn't interrupt you. Please don't
24 interrupt me.

25 MS. GILES: No problem.

1 5/23/18 - RULES - BILL 160710, ETC.

2 COUNCILMAN GREENLEE: Thank
3 you.

4 I guess my point is, first they
5 said have professionals involved. This
6 was worked out with the City Planning
7 Commission. So, I mean, again, when you
8 do things like this, when we do
9 remapping, it's not going to satisfy
10 everybody, and I understand some people
11 are not going to be happy with this.
12 There's going to be other people that are
13 going to be happy with this. I mean,
14 after a while you have to make a
15 decision. Now, how long that takes,
16 that's a difference of opinion too, but
17 there is -- I don't think that, in my
18 opinion from what I know about
19 residential properties, I don't think
20 just by making some of these properties
21 single-family is going to be detrimental
22 to the community. And there still will
23 be a lot of rental properties in
24 Francisville. It's not going to be a
25 totally residential neighborhood.

1 5/23/18 - RULES - BILL 160710, ETC.

2 So, again, we use the word
3 "balance" all the time. This was what
4 was attempted to be found here, and when
5 you try to find balance, some people
6 think one way or the other you didn't do
7 it, but personally I feel -- and I think
8 I know this neighborhood. You guys live
9 there. I don't say I know it as well as
10 you, but I think I know it pretty well.
11 I've been over there a whole lot, is that
12 I think they tried to find a balance
13 here. We can always pick a parcel apart,
14 but I think generally I think we tried to
15 find that balance. And some people are
16 going to agree. We heard from them.
17 Some people are going to disagree. We're
18 hearing from you guys. And after a
19 while, we have to make a decision.

20 MS. VISHELLI: Don't you think
21 that based on what you've heard today,
22 that there's actually a lot more
23 uncertainty than you all initially
24 thought?

25 COUNCILMAN GREENLEE: No,

1 5/23/18 - RULES - BILL 160710, ETC.
2 because I have heard -- what you guys are
3 saying today I've heard. I've heard the
4 opposition to it. I've heard the reason
5 for it. I've heard the reason for the
6 support of it. So to be honest with you,
7 I'm not hearing anything today, at least
8 I, because maybe I've been a little more
9 involved in it because of my position,
10 but I've heard both issues on this and,
11 again, after a while you have to make a
12 decision.

13 MS. GILES: One more question.
14 So you're saying that you feel that this
15 bill has been put forth to stem and to
16 put a slowdown on the density?

17 COUNCILMAN GREENLEE: Correct.

18 MS. GILES: Okay.

19 COUNCILMAN GREENLEE: One more
20 and then we got to move on. Go ahead,
21 please.

22 MR. NODA: The big headline on
23 this bill has been the down-zoning from
24 RM-1 to RSA-5 west of Ridge. East of
25 Ridge, large tracts of what is currently

1 5/23/18 - RULES - BILL 160710, ETC.
2 IRMX has been down-zoned to RM-1, much
3 larger decrease in the number of legal
4 units available. North 15th Street, if
5 you put anything in a category that has a
6 38 foot height limit, that's out of
7 character for the neighborhood. That's a
8 55 foot street, for the most part.

9 I'll give you a chance to
10 familiarize yourself with that map, if
11 you need it.

12 COUNCILMAN GREENLEE: As was
13 pointed out, I mean, most of the IRMX,
14 people were applying for variances to try
15 to make it residential. So we're doing
16 what -- putting in those rental
17 properties that people were applying for
18 anyway.

19 MS. GILES: Dense residential
20 is what you were trying to put on those
21 larger lots, because that's what makes
22 sense, but naturally there's places in
23 Francisville where single-family will
24 make sense, like across the street from
25 the playground.

1 5/23/18 - RULES - BILL 160710, ETC.

2 That Hankin Group has taken --
3 it was 2005 that that land was conveyed
4 to them. At the time that it was
5 conveyed to them, the community had voted
6 in support of the Onion Flats development
7 that was a lot less dense, provided more
8 green space. It was a mixture of
9 single-family and multi-family. We voted
10 unanimously in favor of that group
11 getting that parcel, and it went to the
12 Hankin Group. You sold it to the Hankin
13 Group. They've been sitting on it. They
14 said from the beginning they would not
15 build anything until they could sell
16 their properties for a million and above.
17 This will set the stage for them to do
18 that, and all it does is it accelerates
19 gentrification. It does not do anything
20 to help us maintain our economic
21 diversity or ethnic diversity, if you
22 will.

23 So I don't know what City
24 Council is in business for. Are you in
25 business to make gentrification or --

1 5/23/18 - RULES - BILL 160710, ETC.

2 COUNCILMAN GREENLEE: Penny,
3 you know that both myself and Council
4 President have spoken many, many, many
5 times. Now, we can disagree on how to do
6 it, but please don't try to say that
7 we're promoting gentrification. I lived
8 with gentrification --

9 MS. GILES: I asked the
10 question. I didn't say you are. I asked
11 the question, because this is what it
12 actually does and this is why a process
13 is talking about --

14 COUNCILMAN GREENLEE: We don't
15 necessarily agree with that.

16 Okay. You all have your --

17 MS. GILES: This is why if we
18 talk about it more, if we behave like
19 partners who are interested really in the
20 best interest -- in this coming out in
21 the best interest of everybody, then we
22 will get to where we have to get to, but
23 it's going to take time. But you guys
24 make the decision and if you've already
25 made up your mind, why are we sitting

1 5/23/18 - RULES - BILL 160710, ETC.

2 here?

3 COUNCILMAN GREENLEE: Thank
4 you, ma'am.

5 Anything else?

6 (No response.)

7 COUNCILMAN GREENLEE: Okay.

8 Thank you. That will -- I have to move
9 on, sir. I have to move on. We can go
10 back and forth all day. Okay?

11 No one else here to testify on
12 this bill?

13 (No response.)

14 COUNCILMAN GREENLEE: That
15 concludes the hearing on the Committee on
16 Rules, and momentarily we will go into a
17 public meeting.

18 (Pause.)

19 COUNCILMAN GREENLEE: We are
20 now in our public meeting, and the Chair
21 recognizes Councilman Squilla for
22 movement on amendments, please.

23 COUNCILMAN SQUILLA: Thank you,
24 Mr. Chairman. I move that amendments to
25 Bill No. 180015, 160710, and 180286 be

1 5/23/18 - RULES - BILL 160710, ETC.

2 approved.

3 (Duly seconded.)

4 COUNCILMAN GREENLEE: The
5 amendments have been moved and seconded.

6 All in favor?

7 (Aye.)

8 COUNCILMAN GREENLEE: Opposed?

9 (No response.)

10 COUNCILMAN GREENLEE: Hearing
11 none, the amendments as moved by
12 Councilman Squilla are approved.

13 And now Councilman Squilla for
14 a motion on Bill No. 160710, as amended.

15 COUNCILMAN SQUILLA: Thank you,
16 Mr. Chairman. I move the public hearing
17 and meeting of Bill No. 160710 stand in
18 recess until Tuesday, June 12th --
19 160710, as amended, stand in recess until
20 Tuesday, June 12th, 2018 at 10:00 a.m.

21 (Duly seconded.)

22 COUNCILMAN GREENLEE: It's been
23 moved and seconded that the public
24 hearing and the meeting of this Committee
25 on Bill No. 160710 be recessed until

1 5/23/18 - RULES - BILL 160710, ETC.

2 Tuesday, June 12th, 2018 -- that's

3 160710, as amended -- at 10:00 a.m.

4 All those in favor?

5 (Aye.)

6 COUNCILMAN GREENLEE: Opposed?

7 (No response.)

8 COUNCILMAN GREENLEE: Hearing

9 none, the hearing and meeting on that

10 bill, as amended, will stand in recess

11 until Tuesday, June 12th, 2018 at 10:00

12 a.m.

13 We will now go back to our list

14 of bills, and the Chair recognizes

15 Councilman Squilla for a motion on the

16 bills.

17 COUNCILMAN SQUILLA: Thank you,

18 Mr. Chairman. I move that Bill No.

19 180384, Bill No. 180385, Bill No. 180395,

20 Bill 180397, Bill No. 180015 as amended,

21 180217, and 180286 as amended be moved

22 out of Committee with a favorable

23 recommendation with a suspension of the

24 rules to be read at the next Council

25 session.

1 5/23/18 - RULES - BILL 160710, ETC.

2 (Duly seconded.)

3 COUNCILMAN GREENLEE: It's been
4 moved and seconded.

5 All in favor of that motion?

6 (Aye.)

7 COUNCILMAN GREENLEE: Opposed?

8 (No response.)

9 COUNCILMAN GREENLEE: Hearing
10 none, the bills with the proper
11 amendments as read by Councilman Squilla
12 are reported out of this Committee
13 favorably with a rules suspension.

14 That concludes the business of
15 the Rules Committee today.

16 Thank you all very much.

17 (Committee on Rules concluded
18 at 12:40 p.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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