

Committee on Public Property and Public Works
February 8, 2021

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

Remote location using Microsoft® Teams
Monday, February 8, 2021
1:00 p.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILMAN ALLAN DOMB
COUNCILWOMAN JAMIE GAUTHIER
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH

BILL: 200656

1 - - -

2 COUNCILMAN HENON: Thank you
3 and good morning, everybody. Welcome to
4 the Committee on Public Property and
5 Public Works. I understand that the
6 state law currently requires that the
7 following announcement be made at the
8 beginning of every remote public hearing
9 as follows: Due to the current public
10 health emergency, City Council
11 Committees are currently meeting
12 remotely. We are using Microsoft Teams
13 to make these remote hearings possible.

14 Instructions for how the public
15 may view and other public testimony at
16 public hearings of City Council
17 Committees are included in the public
18 hearing notices that are published in
19 the Daily News, the Inquirer and the
20 Legal Intelligencer prior to the
21 hearings and can also be found on
22 PHLCouncil.com. I note that the hour
23 has come.

24 Mr. Perzel, would you please
25 call the roll and take attendance for

1 members. I want to remind you that when
2 you say present, you can please state
3 your name and say brief words for when
4 responding so that your image is
5 displayed on the screen as you speak.

6 Mr. Perzel.

7 THE CLERK: Councilmember Mark
8 Squilla.

9 COUNCILMAN SQUILLA: Present.

10 Good morning, everyone.

11 THE CLERK: Councilmember Jamie
12 Gauthier.

13 COUNCILWOMAN GAUTHIER:

14 Present. Good morning, Mr. Chair. Good
15 morning, everyone.

16 THE CLERK: Councilmember Gym.

17 (No response.)

18 THE CLERK: Councilmember David

19 Oh.

20 (No response.)

21 THE CLERK: Councilmember Allan
22 Domb.

23 COUNCILMAN DOMB: Good morning,
24 Chairman, colleagues and the public.

25 THE CLERK: Councilmember

Committee on Public Property and Public Works
February 8, 2021

Page 4

1 Curtis Jones, Jr.

2 COUNCILMAN JONES: Good
3 morning, Mr. Chairman. Good morning,
4 viewing public. And how about Tom
5 Brady.

6 THE CLERK: And, Councilmember
7 Bobby Henon.

8 COUNCILMAN HENON: Good
9 morning, everybody. To all my
10 colleagues, good morning. Happy
11 post-Super Bowl Day. I want to thank
12 you for joining into the hearing today.
13 A quorum of the Committee is present and
14 this hearing is now called to order.
15 This is a public hearing of the
16 Committee of Public Works and Public
17 Property regarding Bill No. 200656.

18 Mr. Perzel, would you please
19 read the title of the bill, please.

20 THE CLERK: Bill No. 200656,
21 authorizing the Commissioner on Public
22 Property, on behalf of the City, to
23 acquire fee simple title, or a lesser
24 interest in real estate, by purchase,
25 dedication, donation, condemnation,

1 agreement in lieu of condemnation or
2 otherwise, in parcels of land along the
3 Schuylkill River and Wissahickon Creek
4 for public recreational purposes, under
5 certain terms and conditions.

6 COUNCILMAN HENON: Thank you.
7 Before we begin to hear testimony from
8 the witnesses that we have for today,
9 everyone has been invited to the meeting
10 to testify. I want everybody to be
11 aware that this is a public hearing and
12 it is being recorded. Because the
13 hearing is public, participants and
14 viewers have no reasonable expectation
15 of privacy. By continuing to be in this
16 meeting, you are consenting to being
17 recorded.

18 Additionally, prior to
19 recognizing Members for questions or
20 comments they have for the witnesses, I
21 will note for the record at this time
22 that we will use the chat feature
23 available in the Microsoft Teams to
24 allow Members to signify that they would
25 like to be recognized. In order to

1 comply with the Sunshine Act, the chat
2 feature must only be used for this
3 purpose.

4 Before we call our first
5 witness to Bill No. 200656, would any of
6 my colleagues like to make any opening
7 remarks?

8 I'm going to recognize
9 Councilmember Jones who is the sponsor
10 of this legislation.

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

13 I'd like to thank the City of
14 Philadelphia for pursuing the
15 acquisition of this particular property.
16 To give context, this is probably the
17 last piece of land that will be required
18 to complete the trail that many
19 Philadelphians and non-Philadelphians
20 enjoy that extends from Valley Forge all
21 the way down to the Heinz Preserve. It
22 is a part of Philadelphia now that
23 allows bikers, runners, walkers to enjoy
24 the trail along the Schuylkill River in
25 a way that allows them not to in my

1 District and 4th District come out onto
2 the Ridge Avenue in order to reconnect
3 to the trail at another part.

4 So this acquisition is the
5 final linchpin in the continuation of
6 that trail. This has been a project
7 that I believe extends all the way back
8 to the Street Administration. And each
9 Mayor has -- and you'll appreciate this,
10 Member Gauthier, because of your prior
11 involvement. But it extends all the way
12 back to that Administration to try to
13 have a continuous piece of land that
14 allows that kind of recreation in
15 pursuit.

16 So I'm excited to be at this
17 hearing at this final stage. And I want
18 to thank all of the stakeholders going
19 back to the Street Administration and
20 some of the advocates in my District
21 that have fought so very hard to make
22 this a reality.

23 So thank you, Mr. Chairman.

24 COUNCILMAN HENON: Thank you,
25 Councilmember. I too understand how

1 important pieces of legislation like
2 you're proposing here today in front of
3 the Committee, how important it is for
4 the community and being a connector. We
5 have our greenery and open air space and
6 trails that connect neighborhoods and
7 connect the East Coast greenery that is
8 taking place right now.

9 I know Councilmember Mark
10 Squilla and myself, we have a little
11 competition. We border the Delaware
12 River and split the City in half, and we
13 always have a little friendly
14 competition, who's going to get our
15 trails opened and completed first. So I
16 think it's a vital access to show who we
17 are as a City and welcome everybody.

18 Any other Members have any
19 comments before we go to our first
20 person to testify?

21 (No response.)

22 COUNCILMAN HENON: Mr. Perzel,
23 would you please call our first witness,
24 please.

25 THE CLERK: Robert Armstrong.

1 MR. ARMSTRONG: Good morning,
2 Chairmember Henon and members of the
3 Committee on Public Property and Public
4 Works. My name is Robert Armstrong and
5 I'm the Trails and Transportation
6 Manager for the Office of
7 Transportation, Infrastructure and
8 Sustainability, OTIS. I appear before
9 you today on behalf of the
10 Administration to support Bill No.
11 200656, which was introduced by
12 Councilmember Jones.

13 This bill allows the City of
14 Philadelphia to acquire right-of-way
15 land for the purposes of connecting and
16 extending City parklands, a project that
17 includes construction of the Wissahickon
18 Gateway segment of the Schuylkill Trail
19 and accompanying park amenities.

20 Upon completion of
21 construction, the right-of-way will be
22 operated and maintained by Philadelphia
23 Parks & Recreation. The proposed
24 right-of-way runs between Wissahickon
25 Creek to the east, the Schuylkill River

1 to the south, the Pencoyd Bridge to the
2 west and Ridge Avenue and Main Street to
3 the north.

4 The proposed right-of-way is
5 also part of the larger circuit trail
6 system in the Philadelphia region as
7 well as a key link in the multi-county
8 Schuylkill River Trail. OTIS and the
9 Department of Parks & Recreation support
10 this measure. And accordingly, I
11 respectfully request that City Council
12 approve Bill No. 200656. I'm also
13 requesting a suspension of the rules as
14 to allow for first reading at the next
15 session of Council. Thank you. And I
16 will be glad to answer any questions you
17 might have.

18 COUNCILMAN HENON: Thank you,
19 Mr. Armstrong. And thank you for the
20 work that you're doing for all our
21 trails and connectors in the City of
22 Philadelphia.

23 Does any members of Council
24 wish to be recognized?

25 COUNCILMAN DOMB: Mr. Chairman,

1 it's Allan Domb. I have a question.

2 COUNCILMAN HENON: Councilmember
3 Domb.

4 COUNCILMAN DOMB: Thank you,
5 Mr. Chair. I just have a question. Is
6 this being acquired? Are we paying
7 money for it? How is that being
8 determined how much we're paying for it
9 if we are paying money?

10 MR. ARMSTRONG: Well, if we are
11 going to be paying money, Councilmember,
12 we would be getting an appraisal for
13 that, so not yet.

14 COUNCILMAN DOMB: Any idea how
15 much that cost may be?

16 MR. ARMSTRONG: I don't know at
17 this time, no.

18 COUNCILMAN DOMB: Are there any
19 parameters? Is it 500,000, under
20 100,000?

21 MR. ARMSTRONG: Well, there's
22 three parcels and we believe that some
23 of the parcels, the owners of the
24 parcels are SEPTA, one is SEPTA and the
25 other is Penn Realty. We've been

1 working with them for quite some time.
2 I do not believe that those parcels will
3 cost upwards of the amount that you're
4 stating there.

5 There is another parcel. We do
6 have to have that appraised. We were
7 going to use the PennDot process to
8 appraise that so that when we acquire,
9 we're following all federal highways and
10 PennDot regulations because of seeking
11 the federal funding for this project
12 effort. This is the initial stage of
13 this project. It has been in planning
14 for several decades as Councilmember
15 Jones mentioned.

16 However, we're not ready to
17 discuss the parameters of the purchase
18 because we needed to get the bill passed
19 first to allow us to acquire the land.
20 We are seeking funding for design as
21 well. And in the future, we will seek
22 funds for construction. And I'd be
23 happy to share anything with you in the
24 future as we go through the acquisition
25 process, but we're not quite there yet.

1 COUNCILMAN DOMB: Is there any
2 other usage for this land other than
3 what we want to use it for?

4 MR. ARMSTRONG: The land is
5 actually going to be going right along
6 the bank of the Schuylkill River and it
7 will be within the 50-foot setback so
8 it's really not developable land at all.

9 COUNCILMAN DOMB: So how do
10 they even determine a value they should
11 give it to us for free?

12 MR. ARMSTRONG: Well --

13 COUNCILMAN DOMB: Well, think
14 about it. There's no other use, what's
15 the value.

16 MR. ARMSTRONG: I'm not an
17 appraiser. Sorry, Councilmember.

18 COUNCILMAN DOMB: If you want
19 me to be of help to you, I'm happy to do
20 that. I have some knowledge in that
21 area. So feel free to call upon me
22 afterwards if you'd like.

23 MR. ARMSTRONG: Okay. Thank
24 you very much, Councilmember.

25 COUNCILMAN DOMB: Thanks.

1 Thank you, Mr. Chair.

2 COUNCILMAN HENON: Thank you,
3 Councilmember.

4 Are there any other questions
5 or comments from members of the
6 Committee?

7 COUNCILMAN JONES: Yes.

8 Mr. Chairman, if I may, one of the
9 things that has been proven during the
10 pandemic is that outdoor space is at a
11 premium. To be able to enjoy, exercise
12 outdoors, fresh air has only been
13 underscored during this health crisis.
14 So to be able to in a safe manner enjoy
15 walking and exercising, it is just
16 priceless.

17 And so, we started a bike tour
18 with members of Council. I'd love to
19 have Part 2, go through this portion of
20 town. And then I want to, because of my
21 neighbor to the south in the 3rd
22 District, put together something in the
23 spring to look at a bike tour that might
24 go through the western end of the 4th
25 into the western end of the 3rd, to

1 start to just explore how these kinds of
2 improvements, public improvements can
3 make Philadelphia and its parklands more
4 attractive.

5 Thank you, Mr. Chairman.

6 COUNCILMAN HENON: Thank you,
7 Councilmember.

8 Is there anyone else on the
9 Committee who has any questions?

10 COUNCILWOMAN GAUTHIER:
11 Mr. Chair.

12 COUNCILMAN HENON: Yes.
13 Councilmember Gauthier.

14 COUNCILWOMAN GAUTHIER: First,
15 I wanted to agree with Councilmember
16 Jones that in this time of the pandemic
17 we've seen that outside spaces, outside
18 is one of the safest places that you can
19 be. And so, it's a good time for us as
20 a City to be making investments in our
21 green spaces so that people can get out
22 and recreate and have respite.

23 I wanted to hear a little bit
24 more about the scale of the project once
25 you acquire the property. How much do

1 we think the trail will cost to complete
2 or that portion of it and how long do we
3 think the work will take?

4 MR. ARMSTRONG: Well, we put
5 in -- thank you for that, Councilmember.
6 We put in for a grant application to the
7 Regional Trails Committee of Delaware
8 Valley Regional Planning Commission. We
9 hope to hear from that. That's for
10 design, and that's for 300,000. We're
11 estimating that this is between a \$3
12 million or \$4 million project. That's
13 mainly because of a bridge that we're
14 going to be building over the
15 Wissahickon Creek between the trail that
16 comes on Kelly Drive and the parking lot
17 across the street from the entrance to
18 the Wissahickon Valley Park on Ridge.
19 That's going to have to go through
20 lengthy permitting reviews and the like
21 because it will be a new structure over
22 the creek.

23 The timing on that if we get
24 the funding for design, we would start
25 design right away while we're acquiring

1 this. Once this bill passes
2 successfully and the Mayor signs it,
3 that would allow the department to start
4 to begin the work to acquire it and
5 we'll work with the Law Department. So
6 it's that piece, if I get the design
7 piece back and start this year, I would
8 think the design would take roughly up
9 to two years because of the
10 complications with the bridge. That
11 always takes longer to get these types
12 of structures.

13 And if we got successful
14 funding for the project, which is
15 upwards 3 to 5 million, we could be in
16 construction I would say two to three
17 years and with the completion of around
18 five years. That's conservative,
19 basically knowing that there are
20 challenges especially during this time
21 period with funding, but also hoping to
22 tee it up for possible federal funding,
23 which we're designing to federal
24 standards and acquiring it to federal
25 standards for that very purpose. I hope

1 that answered your question.

2 COUNCILWOMAN GAUTHIER: No.

3 Thank you so much. It sounds like a
4 great project.

5 And, Member Jones, I missed the
6 last bike tour so I will certainly look
7 forward to the next one.

8 COUNCILMAN JONES: Look forward
9 to you participating.

10 COUNCILMAN HENON:

11 Mr. Armstrong, just to expand on some of
12 the questions real quick, because as you
13 know we work together diligently and for
14 such a long time and it's going to
15 continue to patch and fill the gaps that
16 still need to be approved when
17 connecting all our trails and our
18 systems in the City.

19 You are assembling three
20 parcels. What is the length of those
21 parcels and would you for the bridge
22 need DEP approval? And if you do, are
23 you seeking that approval currently as
24 you're going through the design phase?

25 MR. ARMSTRONG: The length of

1 the full trail from the Wissahickon
2 Creek to the Pencoyd Bridge would be
3 about .3 miles. It's called a gap for a
4 reason. We're not really calling it a
5 trail project because it is a trail
6 project, but it's also a gap in the
7 trail network. So it's more complicated
8 than just a straight linear trail
9 project in some ways because of the
10 bridge.

11 Yes, we will have to seek all
12 approvals for environmental clearance,
13 of course building a bridge over the
14 creek right at the mouth of the creek,
15 and we would be doing that during
16 design. So part of the design process
17 and part of the price tag for design
18 includes having our design professional
19 engineering firm obtain all of the
20 permits so that we can get it to
21 construction.

22 COUNCILMAN HENON: That's
23 great. I just wanted you to explain how
24 complicated some of these pieces can be
25 when you're filling the gaps and when

1 you're seeking approvals. It kind of
2 goes with the time and the length of
3 completion once we get approval of
4 something like the legislation that's
5 before us today, because you need the
6 parcel, you need to fill the gap before
7 we can continue on with our systems. So
8 I thank you for that.

9 MR. ARMSTRONG: You're welcome.

10 COUNCILMAN HENON: Any other
11 Members?

12 COUNCILMAN DOMB: Mr. Chair,
13 it's Allan Domb again. I have another
14 comment I would like to make.

15 COUNCILMAN HENON: Councilmember
16 Domb, you're up.

17 COUNCILMAN DOMB: Thank you,
18 Mr. Chair.

19 I just wanted to say I'm in
20 favor of doing this and I agree with
21 Councilman Jones and Councilmember
22 Gauthier that these types of amenities
23 are very important for cities like
24 Philadelphia, especially to recover from
25 the pandemic. That's what's going to

1 make us different. And the more we can
2 do like this the better.

3 I'm going to vote for this. My
4 only concern is I've seen some of the
5 things we've done as a City in the past
6 with purchases of different real estate
7 that have done it out of control from a
8 cost standpoint. I just want to make
9 sure that we are on target here and
10 we're on track and we do it the right
11 way. That's my only concern. So I
12 think it's great and I'm in favor of it
13 and I think we should do more because
14 that's our point of difference, creating
15 environments for our residents like
16 this. So thank you very much.

17 Thank you, Mr. Chair. Thank
18 you, Councilmember Jones.

19 COUNCILMAN HENON: Thank you,
20 Councilmember. And you've been
21 consistent with appraisals and
22 information requested at every Public
23 Works and Public Property hearing and
24 Finance hearing, so we thank you for
25 that. We thank you for the two

1 appraisal legislation that is required
2 from the City as a result of those
3 questions. So this is what makes
4 Philadelphia great and our Council body
5 just as great, so we appreciate that.

6 If there are no further
7 questions from members of this Council,
8 Committees and witnesses that have
9 testified, I'll ask if there's anyone
10 else here in the hearing whose name I
11 have failed to call and that wishes to
12 offer testimony on the bill that is in
13 front of us here today?

14 (No response.)

15 COUNCILMAN HENON: Hearing
16 none, I want to thank all the panels and
17 witnesses for their participation. I
18 want to thank this body and members for
19 your questioning. We value your
20 opinions. And now I invite all panels
21 and witnesses to please disconnect from
22 the meeting before we go into our public
23 meeting. We will now pause the
24 proceedings briefly so the participants
25 have the opportunity to leave our

1 hearing.

2 This concludes the hearing of
3 the Committee of Public Property and we
4 will now go into our public meeting to
5 consider the action to be taken on the
6 bill that's before this Committee here
7 today. I will convene the meeting.

8 Mr. Perzel, will you please
9 call the roll and take attendance so
10 that Members in attendance will please
11 indicate that you are present when your
12 name is called. Also, please again as
13 always say brief words in response so
14 that image will display on the screen
15 when you speak.

16 Mr. Perzel.

17 THE CLERK: Councilmember Mark
18 Squilla.

19 COUNCILMAN SQUILLA: Good
20 morning. Thank you very much,
21 Mr. Chairman and colleagues and,
22 Councilmember Jones, for this
23 introduction. I think it's very
24 important for the City. So happy to be
25 here and present.

1 THE CLERK: Councilmember Jamie
2 Gauthier.

3 COUNCILWOMAN GAUTHIER:
4 Present. Good morning.

5 THE CLERK: Councilmember Helen
6 Gym.

7 (No response.)

8 THE CLERK: Councilmember David
9 Oh.

10 (No response.)

11 THE CLERK: Councilmember Allan
12 Domb.

13 COUNCILMAN DOMB: Good morning.
14 Present.

15 THE CLERK: Councilmember
16 Curtis Jones, Jr.

17 COUNCILMAN JONES: Good
18 morning. Present and thank you,
19 Mr. Chairman and members of this
20 Committee.

21 THE CLERK: And, Councilmember
22 Bobby Henon.

23 COUNCILMAN HENON: Councilman
24 Henon is present. Thank you. I
25 appreciate our Technical support here.

1 We will now go into our public meeting.

2 The Chair recognizes

3 Councilmember Squilla for a motion on

4 Bill No. 200656.

5 COUNCILMAN SQUILLA: (Muted).

6 COUNCILMAN DOMB: You're on

7 mute.

8 COUNCILMAN HENON:

9 Councilmember Squilla, unmute yourself
10 and start over on the motion.

11 COUNCILMAN SQUILLA: Thank you,
12 Mr. Chairman. Apologize. I move that
13 Bill No. 2, um --

14 COUNCILMAN JONES: 00.

15 COUNCILMAN SQUILLA: -- 2006 --
16 what was it?

17 COUNCILMAN JONES: 656.

18 COUNCILMAN SQUILLA: 656,
19 Mr. Chairman?

20 COUNCILMAN HENON: It's 200656,
21 yes.

22 COUNCILMAN SQUILLA: I'm sorry.
23 I move that Bill No. 200656 be approved
24 with the suspension of rules be read at
25 the next session of Council.

1 COUNCILMAN OH: Second.

2 COUNCILMAN HENON: It has been
3 moved and properly seconded that Bill
4 No. 200656 be reported from this
5 Committee with a favorable
6 recommendation and further move that the
7 Council of the rules be suspended to
8 permit the first reading of this bill at
9 our next session of Council.

10 All those in favor signify by
11 saying aye.

12 (Aye.)

13 COUNCILMAN HENON: Opposed?

14 (No response.)

15 COUNCILMAN HENON: The motion
16 carries.

17 I want to thank you all and I
18 want to thank everybody who participated
19 in this meeting today. This concludes
20 the business in front of the Committee
21 of Public Property and Public Works.
22 Thank you all again. Have a safe, happy
23 and healthy day.

24 COUNCILMAN SQUILLA: Thank you,
25 Mr. Chairman.

Committee on Public Property and Public Works
February 8, 2021

Page 27

1 COUNCILMAN DOMB: Thank you.

2 COUNCILWOMAN GAUTHIER: Thank
3 you.

4 (Committee on Public Property
5 and Public Works adjourned at 1:35 p.m.)

6 - - -

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

C E R T I F I C A T I O N

I, hereby certify that the
proceedings and evidence noted are contained
fully and accurately in the stenographic
notes taken by me in the foregoing matter,
and this is a correct transcript of the
same.

Court Reporter - Notary Public

(The foregoing certification of
this transcript does not apply to any
reproduction of the same by any means,
unless under the direct control and/or
supervision of the certifying reporter.)

Committee on Public Property and Public Works
February 8, 2021

Page 1

A	appear 9:8	basically 17:19	28:23	1:2 2:4	continuation 7:5	14:3 15:7	11:8
able 14:11,14	application 16:6	beginning 2:8	Chair 1:11	4:13,16 8:3	continue 18:15 20:7	15:13,15	developable 13:8
access 8:16	apply 28:20	behalf 4:22	3:14 11:5	9:3 14:6	continuing 5:15	16:5 20:15	difference 21:14
accompany... 9:19	appraisal 11:12 22:1	believe 7:7	14:1 15:11	15:9 16:7	continuous 7:13	20:21 21:18	different 21:1
accurately 28:4	appraisals 21:21	11:22 12:2	20:12,18	23:3,6	control 21:7	21:20 23:17	21:6
acquire 4:23	appraise 12:8	better 21:2	21:17 25:2	24:20 26:5	COUNCIL... 28:22	23:22 24:1	diligently 18:13
9:14 12:8	appraised 12:6	bike 14:17,23	Chairman 3:24 4:3	26:20 27:4	convene 23:7	24:5,8,11	direct 28:22
12:19 15:25	appraiser 13:17	18:6	6:12 7:23	Committees 2:11,17	correct 28:6	24:15,21	disconnect 22:21
17:4	appraise 7:9 22:5	bikers 6:23	10:25 14:8	22:8	cost 11:15	25:3,9	discuss 12:17
acquired 11:6	approve 24:25	bill 1:17 4:17	15:5 23:21	community 8:4	course 19:13	1:12 3:13	display 23:14
acquiring 16:25 17:24	approval 18:22,23	4:19,20 6:5	24:19 25:12	competition 8:11,14	Court 28:12	15:10,14	displayed 3:5
acquisition 6:15 7:4	20:3	9:10,13	25:19 26:25	complete 6:18 16:1	creating 21:14	18:2 24:3	District 7:1,1
12:24	approvals 19:12 20:1	10:12 12:18	Chairmem... 9:2	completed 8:15	creek 5:3	27:2	7:20 14:22
Act 6:1	approved 18:16 25:23	17:1 22:12	challenges 17:20	completion 9:20 17:17	crisis 14:13	Council 1:1	doing 10:20
action 23:5	approve 10:12	23:6 25:4	chat 5:22 6:1	20:3	current 2:9	2:10,16	19:15 20:20
Additionally 5:18	area 13:21	25:13,23	circuit 10:5	complicated 19:7,24	currently 2:6	10:11,15,23	Domb 1:12
adjourned 27:5	Armstrong 8:25 9:1,4	26:3,8	cities 20:23	complicatio... 17:10	Curtis 1:13	14:18 22:4	3:22,23
Administra... 7:8,12,19	10:19 11:10	bit 15:23	City 1:1 2:10	concern 21:4	Councilman 1:11,11,12	22:7 25:25	10:25 11:1
9:10	11:16,21	Bobby 1:11	2:16 4:22	concludes 23:2 26:19	crisis 14:13	26:7,9	11:3,4,14
advocates 7:20	13:4,12,16	4:7 24:22	6:13 8:12	condemnat... 4:25 5:1	current 2:9	Councilman 1:11,11,12	11:18 13:1
agree 15:15	13:23 16:4	body 22:4,18	8:17 9:13	conditions 5:5	currently 2:6	1:13,13 2:2	13:9,13,18
20:20	18:11,25	border 8:11	9:16 10:11	connect 8:6,7	Curtis 1:13	3:9,23 4:2,8	13:25 20:12
agreement 5:1	20:9	Bowl 4:11	10:21 15:20	connecting 9:15 18:17	2:11 18:23	5:6 6:11	20:13,16,17
air 8:5 14:12	assembling 18:19	bridge 10:1	18:18 21:5	connector 8:4	4:1 24:16	7:24 8:22	24:12,13
Allan 1:12	attendance 2:25 23:9	16:13 17:10	22:2 23:24	connectors 10:21	D	10:18,25	25:6 27:1
3:21 11:1	23:10	18:21 19:2	clearance 19:12	consent 5:16	Daily 2:19	11:2,4,14	donation 4:25
20:13 24:11	attractive 15:4	19:10,13	CLERK 3:7	conservative 17:18	David 1:13	11:18 13:1	Drive 16:16
allow 5:24	authorizing 4:21	brief 3:3	3:11,16,18	consider 23:5	3:18 24:8	13:9,13,18	Due 2:9
10:14 12:19	available 5:23	23:13	3:21,25 4:6	consistent 21:21	day 4:11	13:25 14:2	E
17:3	Avenue 7:2	briefly 22:24	4:20 8:25	construction 9:17,21	26:23	14:7 15:6	E 28:1
allows 6:23	aware 5:11	building 16:14 19:13	23:17 24:1	context 6:16	decades 12:14	15:12 18:8	east 8:7 9:25
6:25 7:14	aye 26:11,12	business 26:20	24:5,8,11		dedication 4:25	18:10 19:22	effort 12:12
9:13	B	C	24:15,21		Delaware 8:11 16:7	20:10,12,15	emergency 2:10
amenities 9:19 20:22	back 7:7,12	C 28:1,1	Coast 8:7		DEP 18:22	20:17,21	engineering 19:19
amount 12:3	7:19 17:7	call 2:25 6:4	colleagues 3:24 4:10		department 10:9 17:3,5	21:19 22:15	enjoy 6:20,23
and/or 28:22	bank 13:6	8:23 13:21	6:6 23:21		design 12:20	23:19 24:13	14:11,14
announcem... 2:7		22:11 23:9	come 2:23		determin 13:10	24:17,23,23	entrance 16:17
answer 10:16		called 4:14	7:1		determined	25:5,6,8,11	environme... 19:12
answered 18:1		19:3 23:12	comes 16:16			25:14,15,17	environme... 21:15
Apologize 25:12		calling 19:4	comment 20:14			26:1,2,13	especially 17:20 20:24
		carries 26:16	comments 5:20 8:19			26:15,24	estate 4:24
		certain 5:5	14:5			27:1	21:6
		certainly 18:6	Commission 16:8			16:10,24,25	
		certification 28:19	Commissio... 4:21			17:6,8	
		certifying	Committee			18:24 19:16	
						19:16,17,18	
						17:23	
						9:12 11:2	
						11:11 12:14	
						13:17,24	

Committee on Public Property and Public Works
February 8, 2021

Page 2

estimating 16:11	forward 18:7 18:8	23:19 24:4 24:13,17	hour 2:22	K	23:17	18:22 20:5	pandemic 14:10 15:16
everybody 2:3 4:9	fought 7:21	grant 16:6	I	Kelly 16:16	matter 28:5	20:6	20:25
5:10 8:17	found 2:21	great 18:4	idea 11:14	key 10:7	Mayor 7:9	needed 12:18	panels 22:16
26:18	free 13:11,21	19:23 21:12	image 3:4	kind 7:14	17:2	neighbor 14:21	22:20
evidence 28:3	fresh 14:12	22:4,5	23:14	20:1	means 28:21	neighborho... 8:6	parameters 11:19 12:17
excited 7:16	friendly 8:13	green 15:21	important 8:1,3 20:23	know 8:9	measure 10:10	network 19:7	parcel 12:5
exercise 14:11	front 8:2	greenery 8:5	23:24	11:16 18:13	meeting 2:11	new 16:21	20:6
exercising 14:15	full 19:1	8:7	improveme... 15:2,2	knowing 17:19	5:9,16	News 2:19	parcels 5:2
expand 18:11	fully 28:4	Gym 3:16	included 2:17	knowledge 13:20	22:22,23	non-Philad... 6:19	11:22,23,24
expectation 5:14	funding 12:11,20	24:6	includes 9:17	L	23:4,7 25:1	north 10:3	12:2 18:20
explain 19:23	16:24 17:14	H	19:18	land 5:2 6:17	26:19	Notary 28:12	18:21
explore 15:1	17:21,22	half 8:12	indicate 23:11	7:13 9:15	Member 7:10	note 2:22	park 9:19
extending 9:16	funds 12:22	happy 4:10	information 21:22	12:19 13:2	18:5	5:21	16:18
extends 6:20	further 22:6	12:23 13:19	Infrastruct... 9:7	13:4,8	members 3:1	noted 28:3	parking 16:16
7:7,11	26:6	23:24 26:22	initial 12:12	larger 10:5	5:19,24	notes 28:5	parklands 9:16 15:3
F	future 12:21	hard 7:21	Inquirer 2:19	law 2:6 17:5	14:18 20:11	notices 2:18	Parks 9:23
F 28:1	12:24	health 2:10	Instructions 2:14	leave 22:25	22:7,18	O	10:9
failed 22:11	G	healthy 26:23	Intelligencer 2:20	Legal 2:20	23:10 24:19	O 28:1	part 6:22 7:3
favor 20:20	gap 19:3,6	hear 5:7	interest 4:24	legislation 6:10 8:1	mentioned 12:15	obtain 19:19	10:5 14:19
21:12 26:10	20:6	hearing 2:8	introduced 9:11	20:4 22:1	Microsoft 1:5	offer 22:12	19:16,17
favorable 26:5	gaps 18:15	4:14,15	introduction 23:23	length 18:20	2:12 5:23	Office 9:6	participants 5:13 22:24
feature 5:22	Gateway 9:18	5:11,13	investments 15:20	18:25 20:2	miles 19:3	Oh 1:13 3:19	participated 26:18
6:2	Gauthier 1:12 3:12	7:17 21:23	invite 22:20	lengthy 16:20	million 16:12	24:9 26:1	participating 18:9
February 1:5	1:12 3:12	21:24 22:10	invited 5:9	lesser 4:23	16:12 17:15	Okay 13:23	participation 22:17
federal 12:9	3:13 7:10	22:15 23:1	involvement 7:11	lieu 5:1	missed 18:5	once 15:24	particular 6:15
12:11 17:22	15:10,13,14	23:2	J	linchpin 7:5	Monday 1:5	17:1 20:3	passed 12:18
17:23,24	18:2 20:22	hearings 2:13	Jamie 1:12	linear 19:8	money 11:7,9	open 8:5	passes 17:1
fee 4:23	24:2,3 27:2	2:16,21	3:11 24:1	link 10:7	11:11	opened 8:15	patch 18:15
feel 13:21	getting 11:12	Heinz 6:21	joining 4:12	little 8:10,13	morning 2:3	opening 6:6	pause 22:23
fill 18:15 20:6	give 6:16	Helen 24:5	Jones 1:13	15:23	3:10,14,15	operated 9:22	paying 11:6,8
filling 19:25	glad 10:16	help 13:19	4:1,2 6:9,11	location 1:5	3:23 4:3,3,9	opinions 22:20	11:9,11
final 7:5,17	13:11	Henon 1:11	9:12 12:15	long 16:2	4:10 9:1	opportunity 22:25	Pencoyd 10:1
Finance 21:24	go 8:19 12:24	2:2 4:7,8	14:7 15:16	18:14	23:20 24:4	Opposed 26:13	19:2
firm 19:19	14:19,24	5:6 7:24	18:5,8	longer 17:11	24:13,18	order 4:14	Penn 11:25
first 6:4 8:15	16:19 22:22	8:22 9:2	20:21 21:18	look 14:23	motion 25:3	5:25 7:2	PennDot 12:7
8:19,23	23:4 25:1	10:18 11:2	23:22 24:16	18:6,8	25:10 26:15	oTIS 9:8 10:8	12:10
10:14 12:19	goes 20:2	14:2 15:6	24:17 25:14	lot 16:16	mouth 19:14	outdoor 14:10	people 15:21
15:14 26:8	going 6:8	15:12 18:10	25:17	love 14:18	move 25:12	outdoors 14:12	period 17:21
five 17:18	7:18 8:14	19:22 20:10	M	M	25:23 26:6	outside 15:17	permit 26:8
following 2:7	11:11 12:7	20:15 21:19	Main 10:2	Main 10:2	moved 26:3	owners 11:23	permits 19:20
12:9	13:5,5	22:15 24:22	maintained 9:22	maintained 9:22	multi-county 10:7	P	permitting 16:20
follows 2:9	16:14,19	24:23,24	making 15:20	Manager 9:6	mute 25:7	p.m 1:6 27:5	person 8:20
foregoing 28:5,19	18:14,24	25:8,20	manner 14:14	Manner 9:6	Muted 25:5		Perzel 2:24
Forge 6:20	20:25 21:3	26:2,13,15	Mark 1:11	Mark 1:11	need 18:16		
	good 2:3 3:10	highways 12:9	24:16	3:7 8:9			
	3:14,14,23	hope 16:9					
	4:2,3,8,10	17:25					
	9:1 15:19	hoping 17:21					

Committee on Public Property and Public Works
February 8, 2021

Page 3

3:6 4:18 8:22 23:8 23:16 phase 18:24 Philadelphia 1:1 6:14,22 9:14,22 10:6,22 15:3 20:24 22:4 Philadelphi... 6:19 PHLCounc... 2:22 piece 6:17 7:13 17:6,7 pieces 8:1 19:24 place 8:8 places 15:18 planning 12:13 16:8 please 2:24 3:2 4:18,19 8:23,24 22:21 23:8 23:10,12 point 21:14 portion 14:19 16:2 possible 2:13 17:22 post-Super 4:11 premium 14:11 present 1:10 3:2,9,14 4:13 23:11 23:25 24:4 24:14,18,24 Preserve 6:21 price 19:17 priceless 14:16 prior 2:20 5:18 7:10 privacy 5:15 probably 6:16 proceedings 22:24 28:3 process 12:7	12:25 19:16 professional 19:18 project 7:6 9:16 12:11 12:13 15:24 16:12 17:14 18:4 19:5,6 19:9 properly 26:3 property 1:2 2:4 4:17,22 6:15 9:3 15:25 21:23 23:3 26:21 27:4 proposed 9:23 10:4 proposing 8:2 proven 14:9 public 1:2,2 2:4,5,8,9,14 2:15,16,17 3:24 4:4,15 4:16,16,21 5:4,11,13 9:3,3 15:2 21:22,23 22:22 23:3 23:4 25:1 26:21,21 27:4,5 28:12 published 2:18 purchase 4:24 12:17 purchases 21:6 purpose 6:3 17:25 purposes 5:4 9:15 pursuing 6:14 pursuit 7:15 put 14:22 16:4,6 Q question 11:1 11:5 18:1 questioning	22:19 questions 5:19 10:16 14:4 15:9 18:12 22:3 22:7 quick 18:12 quite 12:1,25 quorum 4:13 R R 28:1 read 4:19 25:24 reading 10:14 26:8 ready 12:16 real 4:24 18:12 21:6 reality 7:22 really 13:8 19:4 Realty 11:25 reason 19:4 reasonable 5:14 recognize 6:8 recognized 5:25 10:24 recognizes 25:2 recognizing 5:19 recommen... 26:6 reconnect 7:2 record 5:21 recorded 5:12,17 recover 20:24 recreate 15:22 recreation 7:14 9:23 10:9 recreational 5:4 regarding 4:17 region 10:6 Regional 16:7,8 regulations	12:10 remarks 6:7 remind 3:1 remote 1:5 2:8,13 remotely 2:12 reported 26:4 reporter 28:12,23 reproduction 28:21 request 10:11 requested 21:22 requesting 10:13 required 6:17 22:1 requires 2:6 residents 21:15 respectfully 10:11 respite 15:22 responding 3:4 response 3:17,20 8:21 22:14 23:13 24:7 24:10 26:14 result 22:2 reviews 16:20 Ridge 7:2 10:2 16:18 right 8:8 13:5 16:25 19:14 21:10 right-of-way 9:14,21,24 10:4 River 5:3 6:24 8:12 9:25 10:8 13:6 Robert 8:25 9:4 roll 2:25 23:9 roughly 17:8 rules 10:13 25:24 26:7 runners 6:23	runs 9:24 S safe 14:14 26:22 safest 15:18 saying 26:11 scale 15:24 Schuylkill 5:3 6:24 9:18,25 10:8 13:6 screen 3:5 23:14 Second 26:1 seconded 26:3 seek 12:21 19:11 seeking 12:10 12:20 18:23 20:1 seen 15:17 21:4 segment 9:18 SEPTA 11:24 11:24 session 10:15 25:25 26:9 setback 13:7 share 12:23 show 8:16 signify 5:24 26:10 signs 17:2 simple 4:23 sorry 13:17 25:22 sounds 18:3 south 10:1 14:21 space 8:5 14:10 spaces 15:17 15:21 speak 3:5 23:15 split 8:12 sponsor 6:9 spring 14:23 Squilla 1:11 3:8,9 8:10 23:18,19 25:3,5,9,11	25:15,18,22 26:24 stage 7:17 12:12 stakeholders 7:18 standards 17:24,25 standpoint 21:8 start 15:1 16:24 17:3 17:7 25:10 started 14:17 state 2:6 3:2 stating 12:4 stenographic 28:4 straight 19:8 street 7:8,19 10:2 16:17 structure 16:21 structures 17:12 successful 17:13 successfully 17:2 Sunshine 6:1 supervision 28:23 support 9:10 10:9 24:25 sure 21:9 suspended 26:7 suspension 10:13 25:24 Sustainabil... 9:8 system 10:6 systems 18:18 20:7 T T 28:1,1 tag 19:17 take 2:25 16:3 17:8 23:9 taken 23:5 28:5 takes 17:11	target 21:9 Teams 1:5 2:12 5:23 Technical 24:25 tee 17:22 terms 5:5 testified 22:9 testify 5:10 8:20 testimony 2:15 5:7 22:12 thank 2:2 4:11 5:6 6:11,13 7:18,23,24 10:15,18,19 11:4 13:23 14:1,2 15:5 15:6 16:5 18:3 20:8 20:17 21:16 21:17,17,19 21:24,25 22:16,18 23:20 24:18 24:24 25:11 26:17,18,22 26:24 27:1 27:2 Thanks 13:25 things 14:9 21:5 think 8:16 13:13 16:1 16:3 17:8 21:12,13 23:23 three 11:22 17:16 18:19 time 5:21 11:17 12:1 15:16,19 17:20 18:14 20:2 timing 16:23 title 4:19,23 today 4:12 5:8 8:2 9:9 20:5 22:13 23:7 26:19 Tom 4:4 tour 14:17,23	18:6 town 14:20 track 21:10 trail 6:18,24 7:3,6 9:18 10:5,8 16:1 16:15 19:1 19:5,5,7,8 trails 8:6,15 9:5 10:21 16:7 18:17 transcript 28:6,20 Transporta... 9:5,7 try 7:12 two 17:9,16 21:25 types 17:11 20:22 U um 25:13 underscored 14:13 understand 2:5 7:25 unmute 25:9 upwards 12:3 17:15 usage 13:2 use 5:22 12:7 13:3,14 V Valley 6:20 16:8,18 value 13:10 13:15 22:19 VICE-CH... 1:11 view 2:15 viewers 5:14 viewing 4:4 vital 8:16 vote 21:3 W walkers 6:23 walking 14:15 want 3:1 4:11 5:10 7:17 13:3,18
---	--	--	--	---	---	---	---

Committee on Public Property and Public Works
February 8, 2021

Page 4

14:20 21:8	<u>0</u>						
22:16,18	00 25:14						
26:17,18							
wanted 15:15	<u>1</u>						
15:23 19:23	1:00 1:6						
20:19	1:35 27:5						
way 6:21,25	100,000						
7:7,11	11:20						
21:11							
ways 19:9	<u>2</u>						
we'll 17:5	2 14:19 25:13						
we're 11:8	2006 25:15						
12:9,16,25	200656 1:17						
16:10,13,25	4:17,20 6:5						
17:23 19:4	9:11 10:12						
21:10	25:4,20,23						
we've 11:25	26:4						
15:17 21:5	2021 1:5						
welcome 2:3							
8:17 20:9	<u>3</u>						
west 10:2	3 16:11 17:15						
western	19:3						
14:24,25	300,000						
wish 10:24	16:10						
wishes 22:11	3rd 14:21,25						
Wissahickon							
5:3 9:17,24	<u>4</u>						
16:15,18	4 16:12						
19:1	4th 7:1 14:24						
witness 6:5							
8:23	<u>5</u>						
witnesses 5:8	5 17:15						
5:20 22:8	50-foot 13:7						
22:17,21	500,000						
words 3:3	11:19						
23:13							
work 10:20	<u>6</u>						
16:3 17:4,5	656 25:17,18						
18:13							
working 12:1	<u>7</u>						
Works 1:2							
2:5 4:16	<u>8</u>						
9:4 21:23	8 1:5						
26:21 27:5							
<u>X</u>							
<u>Y</u>							
year 17:7							
years 17:9,17							
17:18							
<u>Z</u>							