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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING

4

COMMITTEE ON RULES

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Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, June 10, 2004
9:50 a.m.

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9 BILL 040496 - An Ordinance to amend the
Philadelphia Zoning Maps by changing the
10 zoning designations of certain areas of land
located within an area bounded by Civic
11 Center Boulevard, Convention Boulevard,
South Street, Schuylkill Expressway, North
12 Drive and University Avenue.

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PRESENT:

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COUNCIL PRESIDENT ANNA VERNA, Chair
16 COUNCILMAN RICHARD MARIANO
COUNCILMAN BRIAN O'NEILL
17 COUNCILWOMAN DONNA REED MILLER
COUNCILWOMAN BLONDELL REYNOLDS BROWN

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I N D E X

BILL 040496	PAGE
THOMAS CHAPMAN, Planning Commission...	3

1 06/10/04 - RULES - BILL 040496

2 COUNCIL PRESIDENT Verna: May I ask
3 the members of the Rules Committee to please
4 come to the table.

5 Good morning, everyone. This is a
6 public hearing of the Committee on Rules. The
7 record will reflect that a quorum of present.
8 To my extreme left is Councilwoman Brown,
9 Councilwoman Miller, Councilman Mariano, and
10 to my left is Councilman O'Neill.

11 I would ask Mr. McPherson to please
12 read the title of Bill No. 040496.

13 THE CLERK: An Ordinance to amend
14 the Philadelphia Zoning Maps by changing the
15 zoning designations of certain areas of land
16 located within an area bounded by Civic Center
17 Boulevard, Convention Boulevard, South Street,
18 Schuylkill Expressway, North Drive and
19 University Avenue.

20 COUNCIL PRESIDENT Verna: Thank you.

21 Good morning, Mr. Chapman.

22 MR. CHAPMAN: Good morning, Madam
23 President and Members of the Rules Committee.
24 My name is Thomas Chapman. I'm the Director
25 of the Development Planning Division for the

1 06/10/04 - RULES - BILL 040496

2 City Planning Commission, and I'm here today
3 to testify on Bill No. 040496. Councilwoman
4 Blackwell introduced this bill on May 13th of
5 this year.

6 This bill would rezone approximately
7 17 acres of land in West Philadelphia from the
8 THE existing C-3 Commercial to C-5 Commercial.
9 This property includes the site of the former
10 Civic Center and Civic Center Museum. The
11 area is general bounded by Civic Center
12 Boulevard, convention Avenue, South Street,
13 Schuykill Expressway, North Drive and
14 University Avenue.

15 The interested parties in this
16 rezoning are the Children's Hospital of
17 Philadelphia and the Hospital of the
18 University of Pennsylvania. These
19 institutions plan to redevelop the site with
20 world class cancer treatment, ambulatory care,
21 and medical research facilities. Each
22 institution will construct approximately
23 2 million square feet of state-of-the-art
24 clinical and medical research space.

25 The proposed development exceeds the

1 06/10/04 - RULES - BILL 040496

2 maximum allowable floor area ratio permitted
3 in the C-3 zoning classification which is 5.5
4 times the area of the property, thus, the
5 request to rezone the site to C-5. C-5 allows
6 a floor area ratio of area 12 times the area
7 of the property.

8 Children's Hospital of Philadelphia
9 and the Hospital of the University of
10 Pennsylvania have agreed to a floor area ratio
11 cap of 6 times the area of the property which
12 would accommodate their current plans. This
13 limitation is to be recorded as a deed
14 restriction.

15 Ultimately, the institutions will
16 construct about 4 million square feet of new
17 development over a period of 15 years at a
18 cost of approximately \$1 billion. Clearly,
19 these improvements will benefit the area and
20 the City in terms of revenues, construction
21 jobs, and permanent jobs.

22 The Planning Commission at its
23 meeting of May 18, 2004, recommended that Bill
24 No. 040496 be approved.

25 That concludes my testimony. I'll

1 06/10/04 - RULES - BILL 040496

2 be happy to answer any questions of the
3 Committee.

4 COUNCIL PRESIDENT VERNA: Thank you.

5 If this bill were to pass, when
6 would construction begin and when would it be
7 completed?

8 MR. CHAPMAN: It's my understanding
9 that construction would begin in approximately
10 a year from today and the ultimate build-out
11 would take about 15 years.

12 COUNCIL PRESIDENT VERNA: Thank you.

13 Are there any questions from members
14 of the Committee?

15 (No response.)

16 COUNCIL PRESIDENT VERNA: Do we have
17 anyone else to testify on this bill?

18 (No response.)

19 COUNCIL PRESIDENT VERNA: Seeing
20 none, this will conclude our public hearing.

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COUNCIL OF THE CITY OF PHILADELPHIA

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PUBLIC MEETING

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COMMITTEE ON RULES

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Thursday, June 10, 2004

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Public meeting conducted by the
Committee on Rules, held in Room 400, City
Hall, Philadelphia, Pennsylvania, on the above
date, to consider action on the following:

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BILL 040496

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PRESENT:

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COUNCILMEMBERS

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1 06/10/04 - RULES - PUBLIC MEETING

2 COUNCIL PRESIDENT Verna: We will go
3 into our public meeting.

4 The Chair recognizes Councilman
5 Mariano for a motion.

6 COUNCILMAN MARIANO: Thank you,
7 Madam President. I would like to make a
8 motion for bill 040496 voted out of Committee
9 with favorable recommendation and a motion to
10 suspend the Rules to have first reading at the
11 next Council Session.

12 (Duly seconded.)

13 COUNCIL PRESIDENT Verna: It has
14 been moved and seconded that Bill No. 040496
15 be reported out of Committee with favorable
16 recommendation, further a recommendation that
17 the Rules of Council be suspended so as to
18 permit first reading at our next Council
19 Session.

20 All in favor will signify by saying
21 aye.

22 (Aye.)

23 COUNCIL PRESIDENT Verna: Those
24 opposed?

25 (No response.)

1 06/10/04 - RULES - PUBLIC MEETING

2 COUNCIL PRESIDENT VERA: The ayes
3 have it, the motion carries.

4 This includes the public hearing and
5 public meeting of the Committee on Rules.

6 Thank you all very much.

7 (Council adjourned at 9:58 a.m.)

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

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Thursday, June 10, 2004, were
reported fully and accurately by me, and that
this is a correct transcript of the same.

RE: COMMITTEE ON RULES

Lisa C. Bradley, RPR