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COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

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- - -
Room 400, City Hall
Philadelphia, Pennsylvania
Monday, May 12, 2008, 9:55 a.m.
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BILL 080362 - Approving the fourth amendment
of the Redevelopment Proposal for the
American Street Industrial Corridor Urban
Renewal Area.

10

BILL 080377 - Amending the Institutional
Development District Master Plan of LaSalle
University by allowing for the expansion of
Holroy Hall.

12

13

BILL 080401 - Amending Philadelphia Zoning
Maps by changing zone designations of certain
areas of land located within area bounded by
Grays Ferry Avenue, 30th Street, Titan
Street, and 31st Street

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COUNCILMEMBERS PRESENT:

17

Anna C. Verna, Chair
James F. Kenney, Vice Chair

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Darrell L. Clarke
Frank DiCicco

19

W. Wilson Goode, Jr.
William K. Greenlee

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Jack Kelly
Donna Reed Miller

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1 5/12/08 RULES

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1 5/12/08 RULES - BILL 080377

2 COUNCIL PRESIDENT Verna: We're
3 waiting for just one member to come in
4 so that we have a quorum to get
5 started.

6 Thank you.

7 * * *

8 COUNCIL PRESIDENT Verna: Good
9 morning, everyone. This is the public
10 hearing of the Committee on Rules.

11 I would ask Miss Murray to
12 please read the title of Bill No.
13 080377.

14 MS. MURRAY: Bill No. 080377,
15 an ordinance to amend the Institutional
16 Development District Master Plan of
17 LaSalle University by allowing for the
18 expansion of Holroy Hall.

19 (Witness comes forward.)

20 COUNCIL PRESIDENT Verna: Thank
21 you.

22 Good morning.

23 MR. KRAMER: Good morning,
24 Chairman Verna and members of the Rules
25 Committee. I am William Kramer,

1 5/12/08 RULES - BILL 080377
2 Division Director of Development
3 Division of the Philadelphia City
4 Planning Commission. I am here today
5 to testify on Bill No. 080377, which
6 was introduced in the City Council
7 April 10, 2008.

8 This bill will permit the
9 amendment of the Institutional
10 Development District Master Plan for
11 LaSalle University, which consists of
12 approximately 20.1 acres located in
13 the area of 20th Street and Olney
14 Avenue.

15 The purpose of this action is
16 to permit a 30,000 square foot
17 expansion of the existing Holroy Hall
18 in order to accommodate state-of-the-
19 art facilities for use as science
20 labs, classrooms, lecture rooms.
21 Faculty offices, and a community
22 lounge area. Holroy Hall will be
23 completely renovated for use by
24 undergraduates in science, technology,
25 academic, and research programs.

1 5/12/08 RULES - BILL 080377

2 In addition to the Holroy Hall
3 expansion, the 9,000 square foot
4 Bellite Hall, which is currently used
5 for office space and seminar rooms,
6 will be demolished.

7 The Philadelphia City Planning
8 Commission, at its meeting of February
9 19, 2008, voted to approve the
10 proposed Institutional Development
11 District Master Plan amendments.

12 This is the conclusion of my
13 testimony. I would be happy to answer
14 any questions of the committee.

15 COUNCIL PRESIDENT Verna: Thank
16 you very much.

17 Is it expected that the
18 expansion will have any noticeable
19 effect on local traffic?

20 MR. KRAMER: It is not expected
21 that that will happen, no.

22 COUNCIL PRESIDENT Verna: Can
23 you tell us when construction is
24 anticipated and how long it will take?

25 MR. KRAMER: I am not certain

1 5/12/08 RULES - BILL 080377
2 of the university's building
3 expectations, but there are
4 representatives of the university that
5 may be able to answer that question for
6 you.

7 COUNCIL PRESIDENT Verna: Yeah,
8 I think we ought to have that for the
9 record.

10 (Witness comes forward.)

11 COUNCIL PRESIDENT Verna: Is
12 this expansion also being done to -- in
13 the anticipation of increased
14 enrollment?

15 MR. TURZANSKI: Good morning
16 Madam President. My name is Edward
17 Turzanski. I'm counsel to the
18 President of LaSalle University.

19 The schedule of construction
20 calls for completion by August of
21 2009. And, yes, we do anticipate an
22 increase in enrollment as a result of
23 the facility being built.

24 COUNCIL PRESIDENT Verna:
25 Wonderful.

1 5/12/08 RULES - BILL 080401

2 Any questions from members of
3 the committee?

4 (No questions or comments.)

5 COUNCIL PRESIDENT VERNA: Thank
6 you very much.

7 MR. TURZANSKI: Thank you,
8 Madam President. Thank you, committee
9 members.

10 COUNCIL PRESIDENT VERNA: Thank
11 you.

12 Miss Murray, would you please
13 read the title of Bill No. 080401.

14 MS. MURRAY: Bill No. 080401,
15 an ordinance to amend the Philadelphia
16 Zoning Maps by changing the zone
17 designations of certain areas of land
18 located within an area bounded by Grays
19 Ferry Avenue, 30th Street, Titan
20 Street, and 31st Street.

21 COUNCIL PRESIDENT VERNA:
22 Mr. Kramer?

23 MR. KRAMER: Good morning,
24 Chairman Verna and members of the rules
25 of Council. I am William Kramer,

1 5/12/08 RULES - BILL 080401
2 Division Director of the Development
3 Division of the Philadelphia City
4 Planning Commission. I am here to
5 testify on Bill No. 080401, which was
6 introduced into City Council April 17,
7 2008.

8 This bill will amend the
9 Philadelphia Zoning Maps by changing
10 the zoning of the parcel bounded by
11 Grays Ferry Avenue, 30th Street, Titan
12 Street, and 31st Street. The zoning
13 will change the existing designations
14 of L-3 limited industrial and rec
15 (recreational) to a new zoning
16 designation of C-2 commercial. The
17 proposed change will permit the
18 construction of a retail pharmacy.

19 The Philadelphia City Planning
20 Commission will consider Bill No.
21 080401 at its meeting of May 20, 2008,
22 and our recommendation will be
23 delivered in writing shortly
24 thereafter.

25 That is the conclusion of my

1 5/12/08 RULES - BILL 080401

2 testimony. I would will happy to
3 answer any questions of the committee
4 at this time.

5 COUNCIL PRESIDENT VERNA: I'm
6 sorry, I was distracted. Can you tell
7 me again when the City Planning will be
8 meeting on this?

9 MR. KRAMER: May 20th.

10 COUNCIL PRESIDENT VERNA: May
11 20th. What is the allowable uses under
12 C-2 zoning designation?

13 MR. KRAMER: Most retail
14 commercial is a permitted use. There
15 are certain aspects of it that are
16 requiring certificates, such as takeout
17 restaurants would require a certificate
18 from the Zoning Board, but restaurants,
19 most retail sales, antiques, books, et
20 cetera, that kind of thing is basically
21 what's permitted under C-2.

22 And you are permitted a
23 residential use above it. You can
24 have --

25 COUNCIL PRESIDENT VERNA: I'm

1 5/12/08 RULES - BILL 080401

2 sorry. Residential use?

3 MR. KRAMER: You can have a
4 mixed use in the sense that you can
5 have a first-floor store and a second-
6 floor apartment if that's what you so
7 desire.

8 COUNCIL PRESIDENT VERNA: What
9 additional uses are permitted under a
10 C-3 designation?

11 MR. KRAMER: Under C-3
12 designation, most of the requirements
13 for -- qualifications, use
14 qualifications under C-2 would be
15 removed, such as limits on the size of
16 a self-service Laundromat or a dry
17 clearance. Additionally, you can have
18 the use at wholesale as opposed to just
19 retail commercial.

20 In addition, there is no FAR
21 specifically indicated under C-2,
22 while C-3 would allow you an FAR, or
23 floor area ratio, of 450 percent of
24 the area of the lot. So you can build
25 a lot more under C-3 than you can

1 5/12/08 RULES - BILL 080401

2 under C-2.

3 COUNCIL PRESIDENT VERNA: Do
4 you think there would be any objections
5 that might arise if C-2 zoning were
6 applied to this parcel of ground?

7 MR. KRAMER: It is possible.
8 It is a lot of -- it depends on the
9 site, and I really haven't talked to
10 the neighborhood to tell you whether
11 they would have an objection. A lot of
12 times, it would depend upon the plan of
13 development for the site.

14 COUNCIL PRESIDENT VERNA: Miss
15 Murray, I believe in our possession, we
16 do have a letter from the community.

17 MS. MURRAY: Yes, Madam
18 President.

19 COUNCIL PRESIDENT VERNA: Are
20 they in favor or are they in
21 opposition?

22 MS. MURRAY: They are in favor
23 to a C-3 zoning.

24 COUNCIL PRESIDENT VERNA: Okay.
25 Any questions?

1 5/12/08 RULES - BILL 080401

2 (No questions or comments.)

3 (Witness comes forward.)

4 COUNCIL PRESIDENT Verna: Good
5 morning, sir. Please identify yourself
6 for the record.

7 MR. KOLADNER: Good morning
8 Madam President and members of the
9 committee. My name is Bernard Koladner
10 (sp?). I represent the owner of the
11 property of the property that
12 Mr. Kramer described; that's Ferry
13 Development.

14 We would propose for your
15 consideration an amendment of the
16 zoning map designation from C-2 to
17 C-3, and the explanation for that is
18 that we have been in touch -- or my
19 client has been in touch with the
20 community.

21 And I learned last week that
22 the community has undergone an
23 extensive planning process through the
24 University of Pennsylvania Planning
25 Department. It was -- the plan was

1 5/12/08 RULES - BILL 080401

2 completed in 2005.

3 And that calls for Grays Ferry
4 Avenue to become a -- a much more
5 active, vibrant commercial area while,
6 the thought is, to protect the
7 single-family homes behind -- in the
8 Finnegan's Square area, to protect the
9 single-family-home neighborhood.

10 And my client believes -- and
11 has worked with the community -- that
12 the C-3 zoning would allow the
13 development in the best way, which
14 would include housing above the
15 stores, perhaps more than one level of
16 housing. But for the immediate
17 future, they're planning only on the
18 commercial development of that
19 property. There is a Rite Aid lease
20 signed, there's another parcel that
21 he's expecting to put another
22 commercial use in. But ultimately as
23 Finnegan's Square takes off, this
24 could become a buffer between the
25 heavy-duty commercial and the more

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2 quiet single-family homes behind.

3 That's our proposal, and I'm
4 happy to answer any questions.

5 COUNCIL PRESIDENT VERNA: Thank
6 you very much.

7 In your opinion, can the site
8 be developed economically with a
9 designation of C-2? And if not, why
10 not?

11 MR. KOLADNER: I believe it
12 could be. We believe that it will
13 allow a development more in accordance
14 with the way I'm reading the Penn
15 Praxis plan, and this is a long-term
16 plan. So could it be done today with
17 C-2? I think so.

18 My client has said that he
19 thinks he could make it work but he
20 thinks it is a much better
21 development. And the community is
22 very much in favor of the development
23 as a C-3 for the long-term growth of
24 the community, which is supposed to be
25 the starting point for the growth of

1 5/12/08 RULES - BILL 080401

2 the entire Grays Ferry area, not just
3 Finnegan's Square.

4 COUNCIL PRESIDENT Verna: What
5 is -- for the record, can you tell us
6 what is currently located at this site?

7 MR. KOLADNER: There is a
8 warehouse-type building where there was
9 a small produce vendor on the part
10 between Oakford and Grays Ferry. The
11 part from Oakford back to Titan was
12 entirely vacant.

13 It has been used as a storage
14 site for a contractor storing steel
15 for another project in the City.
16 Actually, the City entered into that
17 lease with them, and they actually
18 approached my client to lease it again
19 for another short period of time to do
20 the same thing until development
21 starts on the Rite Aid parcel.

22 But it's otherwise vacant.

23 COUNCIL PRESIDENT Verna: Thank
24 you.

25 And I know that the community

1 5/12/08 RULES - Bill 080362

2 feels that this will certainly be a
3 benefit to their area.

4 MR. KOLADNER: They do
5 strongly.

6 COUNCIL PRESIDENT Verna: Thank
7 you.

8 Any questions or comments from
9 members of the committee?

10 (No questions or comments.)

11 COUNCIL PRESIDENT Verna: Thank
12 you very much.

13 MR. KOLADNER: Thank you, Madam
14 President and members of the committee.

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

18 (No response.)

19 COUNCIL PRESIDENT Verna:
20 Seeing no one, I would ask Miss Murray
21 to please read the title of Bill No.
22 080362.

23 MS. MURRAY: Bill No. 080362,
24 an ordinance approving the fourth
25 amendment of the Redevelopment Proposal

1 5/12/08 RULES - Bill 080362
2 for the American Street Industrial
3 Corridor Urban Renewal Area, being the
4 area generally bounded by Lehigh
5 Avenue, Berks Street and Montgomery
6 Avenue on the north, by Second Street
7 and Philip Street on the east, by
8 Girard Avenue, Oxford Street and
9 Jefferson Street on the south, and by
10 Germantown Avenue, Sixth Street and
11 Fourth Street on the west, including
12 the fourth amendment to the Urban
13 Renewal Plan and the second amendment
14 to the Relocation Plan, which provides,
15 inter alia, for the additional land
16 acquisition of approximately ten (10)
17 properties for industrial and related
18 uses, the provision of certain
19 relocation services, as required by
20 law, and declaring that condemnation is
21 not imminent with respect to the
22 project.

23 (Witness comes forward.)

24 COUNCIL PRESIDENT VERA: Good
25 morning, gentlemen. Please identify

1 5/12/08 RULES - Bill 080362

2 yourself for the record and proceed
3 with your testimony.

4 MR. KOONCE: Good morning,
5 Madam Chairperson and members of the
6 committee. I'm Michael Koonce, and I'm
7 here to speak in support of Bill No.
8 080362, which is the fourth amendment
9 to the Redevelopment Proposal and Urban
10 Renewal Area Plan for the American
11 Street Industrial Corridor Urban
12 Renewal Area.

13 The proposal and the plan
14 provide for the acquisition of a total
15 of ten properties. The total of ten
16 vacant lots are to be acquired on
17 behalf of 1700 North American Street,
18 LLC.

19 This acquisition will complete
20 the site assemblage for 1700 North
21 American Street, LLC, who is preparing
22 to build 350,000 square feet of
23 individualized warehouse space for
24 contractors and/or small businesses.

25 The estimated cost of the

1 5/12/08 RULES - Bill 080362
2 acquisition is \$167,000 and will be
3 paid for from funds with the
4 Neighborhood Transformation
5 Initiative.

6 Madam Chairperson and members
7 of the committee, I respectfully
8 request favorable consideration of
9 Bill No. 080362 and would also ask the
10 suspension of Council rules to allow
11 first reading today.

12 COUNCIL PRESIDENT VERA: Thank
13 you.

14 Good morning.

15 MR. READING: Yes, good
16 morning. Good morning, Madam President
17 and members of the committee. I'm
18 Richard Redding. I'm Director of
19 Community Planning at the Philadelphia
20 City Planning Commission testifying
21 today in support of Bill No. 080362,
22 approving the fourth amendment of the
23 redevelopment proposal for the American
24 Street Industrial Corridor Urban
25 Renewal Area.

1 5/12/08 RULES - Bill 080362

2 The bill authorizes
3 acquisition of ten vacant lots in the
4 1700 block of North American Street,
5 assembling a site for new construction
6 of a warehouse for small contractors.
7 Existing zoning is G-2, general
8 industrial.

9 The Planning Commission staff
10 approved this amended redevelopment
11 proposal in February, and I'd be happy
12 to answer any questions.

13 Thank you.

14 COUNCIL PRESIDENT Verna: Thank
15 you very much.

16 The ten properties, did I
17 understand that they're all lots?

18 MR. KOONCE: They're all vacant
19 lots. Eight of 'em actually are in
20 City ownership, one is owned by the
21 former Reading Railroad, and one is
22 privately-owned.

23 COUNCIL PRESIDENT Verna: The
24 anticipated cost for acquisition is
25 \$167,000, and the source of funding, as

1 5/12/08 RULES - Bill 080362

2 I am told, is the Neighborhood
3 Transformation Initiative. What other
4 sources for funding is there for the
5 entire project?

6 COUNCILMAN KENNEY: I have
7 Vince Dougherty from the Commerce
8 Department available if he can answer
9 that for you.

10 (Witness comes forward.)

11 MR. DOUGHERTY: Good morning,
12 Madam President and committee members.
13 My name is Vincent Dougherty. I am the
14 Assistant Director of Commerce for the
15 City of Philadelphia.

16 This project, this entire
17 parcel was approved for acquisition
18 using NTI found about three, four
19 years ago. Specifically what's going
20 on today, from my understanding, is
21 there's some missing parcels in the
22 original acquisition. There was a
23 questionable deed, some sort of
24 question about what the deeds actually
25 stated as opposed to what's actually

1 5/12/08 RULES - Bill 080362

2 there. So this is effectively a
3 cleanup of that particular parcel, the
4 acquisition of this parcel.

5 As far as the funds, the
6 acquisition funds are under NTI
7 acquisition, the development funds are
8 all private.

9 COUNCIL PRESIDENT Verna:
10 Great. Why do we have to condemn
11 City-owned lots?

12 MR. KOONCE: So that we can
13 clear any potential title issues.
14 We've had problems with clearing
15 alleyways and such. This will allow us
16 to have clear title to the entire
17 parcel instead of having to deal with
18 any potential problems that might exist
19 on any of the particular eight
20 properties that are owned by the City.

21 COUNCIL PRESIDENT Verna: Thank
22 you very much.

23 Are there any questions or
24 comments members of the committee?

25 (No questions or comments.)

1 5/12/08 RULES - Bill 080362

2 COUNCIL PRESIDENT VERNA: Thank
3 you very much, sir.

4 That concludes -- do we have
5 anyone else to testify on this bill?

6 (No response.)

7 COUNCIL PRESIDENT VERNA:
8 Seeing no one, this concludes our
9 public hearing.

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1 5/12/08 RULES - PUBLIC MEETING

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

4 At this time, the Chair
5 recognizes Councilwoman Miller for a
6 motion on Bill No. 080377.

7 COUNCILWOMAN REED-MILLER:

8 Thank you, Madam Chair. I move that
9 Bill No. 080377 be reported out of this
10 committee with a favorable
11 recommendation and further move that
12 the rules of Council be suspended so as
13 to permit first reading at our next
14 session.

15 (Motion seconded.)

16 COUNCIL PRESIDENT VERNA: It
17 has been moved and seconded that Bill
18 No. 080377 be reported out of committee
19 with a favorable recommendation and,
20 further, that the rules of Council be
21 suspended so as to permit first reading
22 at our next session of Council.

23 All in favor will say aye.

24 Those opposed?

25 The ayes have it and the

1 5/12/08 RULES - PUBLIC MEETING

2 motion carries.

3 The Chair recognizes

4 Councilman Kenney regarding Bill No.

5 080401.

6 COUNCILMAN KENNEY: Thank you,

7 Madam Chair. I move that Bill No.

8 080401 be amended according to the

9 testimony given by the Planning

10 Commission.

11 (Motion seconded.)

12 COUNCIL PRESIDENT Verna: It

13 has been moved and seconded that the

14 amendment be adopted.

15 All those in favor will say

16 aye.

17 Those opposed?

18 The ayes have it, and the

19 motion carries.

20 Again, the Chair recognizes

21 Councilman Kenney.

22 COUNCILMAN KENNEY: Madam

23 Chair, I move that Bill No. 080401, as

24 amended, be reported out of the

25 committee with a favorable

1 5/12/08 RULES - PUBLIC MEETING

2 recommendation.

3 (Motion seconded.)

4 COUNCIL PRESIDENT Verna: It

5 has been moved and seconded that Bill

6 No. 080401 be reported out of

7 committee, as amended, with a favorable

8 recommendation.

9 All in favor will say aye.

10 Those opposed?

11 The ayes have it and the

12 motion carries.

13 The Chair recognizes

14 Councilman Kenney regarding Bill No.

15 080362.

16 COUNCILMAN KENNEY: Thank you,

17 Madam Chair.

18 I move that Bill No. 080362 be

19 reported out of this committee with a

20 favorable recommendation and a request

21 made for a rules suspension so as to

22 allow for first reading at our next

23 Council session.

24 (Motion seconded.)

25 COUNCIL PRESIDENT Verna: It

1 5/12/08 RULES - PUBLIC MEETING

2 has been moved and seconded that Bill
3 No. 080362 be reported out of committee
4 with a favorable recommendation and,
5 further, that the rules of Council be
6 suspended so as to permit first reading
7 at our next session of Council.

8 All in favor will say aye.

9 Those opposed?

10 The ayes have it and the
11 motion carries.

12 Thank you all very much.

13 (Proceedings end at
14 10:14 a.m.)

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C E R T I F I C A T E

I HEREBY CERTIFY that the proceedings of the City of Philadelphia Council Committee on Rules are contained fully and accurately in the stenographic notes taken by me on Monday, May 8, 2008, and that this is a true and correct statement of same.

JOSEPHINE CARDILLO
Registered Professional Reporter

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