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2 COUNCIL OF THE CITY OF PHILADELPHIA
3 PUBLIC HEARING
4 COMMITTEE ON RULES

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6 Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, June 8, 2005, 10:35 a.m.

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8 050300 - An Ordinance to amend the
9 Philadelphia Zoning Maps by changing
10 the zoning designations of certain
11 areas of land located within an area
12 bounded by Christopher Columbus
Boulevard, Columbia Avenue, the
Delaware River and Marlborough
Street.

13 050418 - An Ordinance to amend the
14 Philadelphia Zoning Maps by changing
15 the zoning designations of certain
16 areas of land located within an area
17 bounded by Christopher Columbus
Boulevard, Fairmount Avenue, Front
Street, Brown Street, I-95, Poplar
Street, Front Street, Laurel Street,
Christopher Columbus Boulevard,
Canal Street and Poplar Street.

18 050419 - An Ordinance to amend the
19 Philadelphia Zoning Maps by changing
20 the zoning designations of certain
21 areas of land located within an area
bounded by Penn Street, Laurel
Street, the Delaware River and the
former Fairmount Avenue.

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- 2 050459 - An Ordinance to amend the
3 Philadelphia Zoning Maps by changing
4 the zoning designations of certain
5 areas of land located within an area
6 bounded generally by Oregon Avenue,
7 20th Street, the Walt Whitman Bridge
8 Approach and I-76.
- 9 050462 - An Ordinance to amend the
10 Philadelphia Zoning Maps by changing
11 the zoning designations of certain
12 areas of land located within an area
13 bounded by the Delaware River, the
14 Tacony Bridge, Eldridge Street, New
15 State Road and Unruh Avenue.
- 16 050463 - An Ordinance to amend the
17 Philadelphia Zoning Maps by changing
18 the zoning designations of certain
19 areas of land located within an area
20 bounded by Thompson Street,
21 Alresford Street, Edgemont Street,
22 Juanita Street, Salmon Street,
23 Berkshire Street, Richmond Street
24 and the Betsy Ross Bridge.
- 25 050464 - An Ordinance to amend the
 Philadelphia Zoning Maps by changing
 the zoning designations of certain
 areas of land located within an area
 bounded by State Road, former Rhawn
 Street, the Delaware River and
 Bleigh Avenue.
- 050465 - An Ordinance amending Title 14 of
 the Philadelphia Code, entitled
 "Zoning and Planning," by amending
 Chapter 14-200 entitled "Residential
 Districts" by adopting a new Section
 14-216 entitled "Waterfront
 Redevelopment District," under
 certain terms and conditions.

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2 050466 - An Ordinance to amend the
3 Philadelphia Zoning Maps by changing
4 the zoning designations of certain
5 areas of land located within an area
6 bounded by New State Road, Milnor
7 Street, Princeton Avenue, the
8 Delaware River and Unruh Avenue.

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PRESENT:

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COUNCIL PRESIDENT ANNA C. VERNA

9 COUNCILMAN DARRELL L. CLARKE

COUNCILMAN DAVID COHEN

10 COUNCILMAN BRIAN O'NEILL

COUNCILMAN JACK KELLY

11 COUNCILWOMAN DONNA REED MILLER

COUNCILWOMAN BLONDELL REYNOLDS-BROWN

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2 COUNCIL PRESIDENT Verna: Good
3 morning, everyone. This is the public
4 hearing of the Committee on Rules. I
5 would ask Mr. Ericson to please read the
6 title of Bill No. 050459.

7 THE CLERK: Bill No. 050459, an
8 ordinance to amend the Philadelphia
9 Zoning Maps by changing the zoning
10 designations in certain areas of land
11 located within an area bounded generally
12 by Oregon Avenue, 20th Street, the Walt
13 Whitman Bridge approach, and I-76.

14 COUNCIL PRESIDENT Verna:
15 Before we start the hearings, I would
16 note that a quorum is present. To my
17 left we have Councilman Kelly, Councilman
18 O'Neill, Councilwoman Miller; to my right
19 Councilman Clarke and Councilman Kenney.

20 Mr. Chapman, please proceed.
21 Identify yourself and proceed with your
22 testimony.

23 MR. CHAPMAN: Good morning,
24 Madam President and members of the Rules
25 Committee. My name is Thomas Chapman. I

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2 am the director of the Development
3 Planning Division for the City Planning
4 Commission and I'm here today to testify
5 on Bill No. 050459. This bill was
6 introduced by Councilmember Blackwell on
7 behalf of Council President Verna on
8 May 19 of this year.

9 This bill would amend the
10 Philadelphia Zoning Maps by changing the
11 zoning designation of certain areas of
12 land located within the area generally
13 bounded by Oregon Avenue, 20th Street,
14 Walt Whitman Bridge approach, and I-76.
15 As introduced, this bill would rezone
16 approximately 22.6 acres of land on part
17 of the former quartermaster site from the
18 current zoning designation of G-2 general
19 industrial to designation of C-3
20 commercial. This rezoning would permit
21 the reuse of this site as a mixed use
22 residential commercial development. Many
23 of the existing buildings will be reused
24 and improved for residential use, thus
25 preserving a number of significant

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2 structures. The remainder of the site
3 will be developed to provide neighborhood
4 and commercial uses.

5 Subsequent to the introduction
6 of this bill, we were informed by the
7 representatives of the proponent of this
8 legislation that there was a desire to
9 amend the bill so that the area to be
10 rezoned would be changed to C-2
11 commercial instead of C-3 commercial.
12 With that, the planning commission at its
13 meeting --

14 COUNCIL PRESIDENT Verna: Mr.
15 Chapman, I was distracted. Did you say
16 you had an amendment?

17 MR. CHAPMAN: Yes, Madam
18 President. The planning commission at
19 its meeting of May 31, 2005, recommended
20 that Bill No. 050459 be approved. The
21 only change that you're going to see on
22 that amendment, Madam President, is that
23 the bill as introduced indicated the site
24 was going to be rezoned to C-3 commercial
25 and now it's proposed to be rezoned to

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2 C-2 commercial.

3 COUNCIL PRESIDENT Verna: C-2.

4 MR. Chapman: Yes.

5 COUNCIL PRESIDENT Verna: Very
6 well.

7 MR. Chapman: Thank you.

8 COUNCIL PRESIDENT Verna: Thank
9 you.

10 Good morning. Please identify
11 yourself for the record and proceed with
12 your testimony.

13 MR. Kelsen: Good morning,
14 Council president, members of the
15 committee. Peter Kelsen on behalf of the
16 applicant developer. We are pleased to
17 present this ordinance as amended,
18 Council president, members of the
19 committee. This would allow conversion
20 of the former defense center site -- as
21 Mr. Chapman indicated, it is currently
22 zoned G2 industrial -- to a designation
23 of C2 commercial. This would allow for a
24 vibrant retail complex compatible with
25 the community and consistent with uses

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2 surrounding this site.

3 I am pleased to tell you that
4 the discussions with the community have
5 been very favorable, very positive, and
6 that in return for creating this zoning
7 classification, which again was
8 originally contemplated to be C-3, we're
9 then amending it to C-2, we will agree to
10 enter into a deed restriction with the
11 community for a period of 25 years. That
12 deed restriction is intended to assure
13 both the developer and the community that
14 the uses that are proposed will not only
15 be compatible with the community's
16 desires and proper retailing and
17 residential development but also will be
18 complimentary to uses surrounding it and
19 community-based facilities. There will
20 also be a defined letter agreement that
21 sets forth additional uses and
22 relationships that will be established
23 between the community and the owner
24 developer over the course of time.

25 We're delighted that we're able

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2 to reposition this 20-acre site, which as
3 the Council well knows really cannot be
4 used properly under the industrial
5 setting. Interestingly enough, members
6 of the committee, if the rezoning were to
7 be retained as G-2, you would get uses in
8 there that would be clearly inconsistent
9 with proper community development.

10 We thank you. We would ask for
11 the rules to be suspended and also that
12 the amendment be acted upon. If there
13 are any questions, I'd be happy to answer
14 them.

15 COUNCIL PRESIDENT VERNA: Thank
16 you. For the record, can you tell us who
17 the proposed developer is?

18 MR. KELSEN: The developer is
19 Defense Realty. They have owned the
20 property for approximately four years,
21 Council President. And they would work
22 with national and local retailers to
23 reposition the property.

24 COUNCIL PRESIDENT VERNA: How
25 much of the property will be used for

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2 residential and how much will be used for
3 commercial?

4 MR. KELSEN: At this time we do
5 not have a defined percentage for
6 residential reuse. I would imagine that
7 depending on market conditions you would
8 get single family owned properties either
9 as new construction or within the
10 existing buildings. Some of the
11 buildings are very significant and very
12 beautiful.

13 COUNCIL PRESIDENT VERA: To
14 your knowledge, is there any indication
15 as to what the commercial use will be?

16 MR. KELSEN: Well, there will
17 be a number of commercial uses. By way
18 of example, there will be retail users
19 that would fit within some of the
20 buildings. We are contemplating perhaps
21 a farmers market which would be internal
22 to the building and have cafes as well as
23 sale of fresh produce and product. We
24 will also look to have a neighborhood
25 retailer such as a department store chain

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2 coming in there and developing one that
3 is complementary to the community. We
4 have committed to keep the community and
5 the Council President's office apprised
6 as to our retailing efforts and we will
7 continue to dialogue as to who is
8 contemplated to be in the center. There
9 is 20-plus acres so there is ample
10 opportunity for a good mix of retail and
11 residential.

12 COUNCIL PRESIDENT VERA: Thank
13 you very much.

14 Are there any questions from
15 members of the committee of the
16 witnesses?

17 (No response.)

18 COUNCIL PRESIDENT VERA: Thank
19 you.

20 I note we do have some
21 community people present. I understand
22 they have to get back to work. So if we
23 have someone that would like to testify
24 on behalf of the community, please
25 approach the table, identify yourself for

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2 the record, and proceed with your
3 testimony.

4 MS. DELLA BARBA: Good morning,
5 Madam President and distinguished members
6 of the Rules Committee. My name is Jody
7 Della Barba. I am the president of
8 Girard Estate Area Residents. We are an
9 area just north of the property. I have
10 a brief statement that I'd like to read.

11 COUNCIL PRESIDENT VERNA:
12 Please.

13 MS. DELLA BARBA: On behalf of
14 the 1,500 families GEAR represents, we
15 ask you to support the change of the
16 23-acre property at 20th and Oregon
17 formerly known as the Defense Supply
18 Center to C-2 commercial. The area has
19 changed drastically since the
20 manufacturing boom days in Philadelphia.
21 The industrial designation no longer is
22 feasible in this area nor is it feasible
23 for the owners. We believe that mixed
24 use of both retail and eventually some
25 residential is necessary for the survival

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2 of our area. We have drafted both a deed
3 restriction and a letter agreement which
4 in addition to the C-2 designation is a
5 win-win situation for us and the owners.
6 We believe this conversion to C-2 will
7 further delay residents from leaving the
8 confines of Philadelphia to shop or live
9 in New Jersey or other counties outside
10 our area.

11 COUNCIL PRESIDENT VERNA: Thank
12 you. And I assume that you've had more
13 than one community meeting.

14 MS. DELLA BARBA: Yes. And the
15 community is 100 percent in favor of the
16 change to C-2 commercial.

17 COUNCIL PRESIDENT VERNA: Thank
18 you.

19 Mr. Furey, are you going to
20 testify?

21 MR. FUREY: Yes, Madam
22 President. My name is John Furey,
23 president of Broad Street West Civic
24 Association. We represent about 5,000
25 households from Snyder Avenue to the

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2 bridge and from Broad Street over to
3 about 20th Street. And our community
4 wholly supports this application. We
5 have a lot of development going on in the
6 area. We have high-end housing in Packer
7 Park. We have the historical certified
8 area of Girard Estate. So this is a
9 prime piece of real estate and this type
10 of development, especially with the
11 residence aspect involved, will be a very
12 good plus for the neighborhood.

13 COUNCIL PRESIDENT Verna: Fine.
14 Thank you very much.

15 Are there any questions for the
16 witnesses?

17 (No response.)

18 COUNCIL PRESIDENT Verna: Thank
19 you very much.

20 Do we have anyone else to
21 testify on this bill?

22 MR. Kelsen: No, Madam.

23 COUNCIL PRESIDENT Verna: Thank
24 you.

25 MR. Kelsen: Thank you again.

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2 COUNCIL PRESIDENT Verna:

3 You're welcome.

4 I would ask Mr. Ericson to
5 please read the title of Bill No. 050300.

6 THE CLERK: Bill No. 050300, an
7 ordinance to amend the Philadelphia
8 Zoning Maps by changing the zoning
9 designation of certain areas of lands
10 located in an area bounded by Christopher
11 Columbus Boulevard, Columbia Avenue, the
12 Delaware River, and Marlborough Street.

13 COUNCIL PRESIDENT Verna: Mr.
14 Chapman?

15 MR. CHAPMAN: Good morning,
16 once again, Madam President and members
17 of the Rules Committee. My name is
18 Thomas Chapman. This bill was introduced
19 by Councilmember DiCicco on April 21 of
20 this year. Bill No. 050300 would amend
21 the Philadelphia Zoning Maps by changing
22 the zoning designation of certain areas
23 of land located within the area bounded
24 by Christopher Columbus Boulevard,
25 Columbia Avenue, the Delaware River, and

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2 Marlborough Street. This saves

3 approximately 1.5 acres of land that's

4 located along the Delaware River

5 waterfront. If enacted, the zoning of

6 this property would be changed from the

7 current zoning designation of G-2 general

8 industrial to the proposed designation of

9 C-3 commercial. Immediately adjacent to

10 this property on both sides, the land is

11 zoned G-2 general industrial. The

12 developer has indicated a desire to

13 improve the property for residential use.

14 However, development plans for site are

15 in the concept stage. And without a

16 specific plan of development, we are

17 presented with a proposal that does not

18 specifically address the issue of public

19 access to the waterfront nor are we

20 presented with any specific plans. For

21 these reasons, the planning commission at

22 its meeting of May 31, 2005, recommended

23 that Bill No. 050300 be tabled to give

24 the developer additional time to prepare

25 complete plans for the development of

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2 this site.

3 At the request of the law
4 department, I would ask the committee's
5 indulgence to submit an amendment to this
6 bill. We are asked to replace map B
7 again with a new map B to address some
8 concerns with dimensions. That concludes
9 my testimony.

10 COUNCIL PRESIDENT Verna: In
11 your testimony, you indicate that the
12 developer wants to put in residential
13 housing. Why is the rezoning for
14 commercial C-3?

15 MR. Chapman: C-3 is zoning
16 classification that has been mapped
17 extensively along the waterfront.
18 Although it is a commercial designation,
19 it is a classification that also allows
20 residential development. The Waterfront
21 Square property that's under development
22 right now, that property is zoned C-3
23 commercial as is the site immediately
24 adjacent to that. Both of these sites
25 are proposed for residential development

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2 even though the zoning designation is C-3
3 commercial.

4 COUNCIL PRESIDENT Verna: Well,
5 I was just conversing with my colleague
6 here. What type of housing would be
7 permissible under C-3?

8 MR. Chapman: Typically, Madam
9 President, under C-3 you're going to see
10 high-rise buildings, mid-rise buildings,
11 condominiums, apartments, that kind of
12 development. And C-3 is a classification
13 that allows -- depending on the size of
14 the site, it allows fairly tall
15 buildings.

16 COUNCIL PRESIDENT Verna: For
17 the record, can you tell us who the
18 developer is?

19 MR. Chapman: I'm sorry. It
20 escapes me.

21 COUNCIL PRESIDENT Verna: The
22 Chair recognizes Councilman Clarke.

23 COUNCILMAN CLARKE: Thank you,
24 Madam President.

25 You say C-3 allows certain

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2 types of residential development. Does
3 it prohibit certain types?

4 MR. CHAPMAN: Generally, no.
5 You could build three-story row homes C-3
6 if that's what you wanted to do. I doubt
7 that that's the kind of development that
8 we'd see here. It probably wouldn't be
9 enough return on the investment.

10 COUNCILMAN CLARKE: So it's a
11 less restrictive residential zoning
12 basically?

13 MR. CHAPMAN: Yeah, most
14 definitely.

15 COUNCILMAN CLARKE: Particular
16 type of development. By going C-3 route,
17 you virtually authorize any type of
18 residential development?

19 MR. CHAPMAN: Generally.

20 COUNCILMAN CLARKE: That's the
21 intent of the developer because he or she
22 has not finalized their plans so they
23 want flexibility of developing any type
24 of residential housing based on the
25 market?

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2 MR. CHAPMAN: Well, my
3 understanding is they are proposing to
4 build a mid-rise type of building but
5 they just have not had the time to have
6 final plans prepared yet. But, again,
7 it's my understanding that the type of
8 development that is being proposed for
9 this site is consistent with other
10 residential developments that have been
11 taking place along the waterfront.

12 COUNCILMAN CLARKE: This is not
13 in my Council district, but I think it
14 abuts my district. I don't know if you
15 can answer. Maybe Councilman DiCicco can
16 answer. In terms of discussion with
17 community residents, have there been
18 discussions with residents above I guess
19 it would be west of --

20 COUNCILMAN DiCICCO: Let me
21 give you the information as I have it to
22 date. The developers came to see me
23 several weeks ago, maybe three months
24 ago. I lose track of time as I'm sure we
25 all do in this job. But I had suggested

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2 to them as I always do that they meet
3 with the community group first. There is
4 not the communication that I particularly
5 was satisfied with between the developer
6 and the community group. Since then a
7 followup meeting was in my office, held
8 in my office last week with the developer
9 and the attorneys who represent them, the
10 law firm of Mattioni, Mattioni, and
11 Mattioni. I believe there's a meeting
12 scheduled tonight with the Fishtown
13 Neighbors Association. As you know,
14 Councilman Clarke, I have only one
15 division left in Fishtown and fortunately
16 or unfortunately that division --

17 COUNCILMAN CLARKE: I have you
18 to thank for that.

19 COUNCILMAN DiCICCO: We can get
20 into that discussion after this Rules
21 Committee meeting. Fortunately or
22 unfortunately, this development is part
23 of that one division. So, in general,
24 your constituents in Fishtown, which you
25 have more than I do, would be somewhat

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2 impacted, but the majority of the impact
3 would be with that one division directly
4 on the west side of Delaware Avenue.

5 What I'm going to be asking the
6 committee to do with this bill as with
7 one or two other bills is vote these
8 bills out favorably, we will do a first
9 reading, and I will hold on second and
10 final reading until all the issues
11 between the community and the developer
12 have been addressed. And I have told
13 this to the attorneys that if it takes
14 all summer, that's what it will take. If
15 they can come to a resolution between now
16 and June 16, that's fine, but if they
17 can't come to any resolution, the
18 developer and his attorneys agreed we
19 will revisit this on second and final
20 meeting when we come back into session
21 sometime in September or October. I just
22 want to keep all of these projects going
23 forward because many of them have
24 financial issues with lenders that they
25 need to have a clear signal that

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2 development will take place. What shape
3 and form, we're not there yet, but at
4 least the message to the lenders for the
5 developer says we are in the process
6 going forward to have a development plan
7 in place that will be approved at some
8 point in time.

9 COUNCILMAN CLARKE: The
10 Fishtown Neighbors Association, do you
11 know if Ms. Kate is --

12 COUNCILMAN DiCICCO: Kate
13 Chomentowski I believe is involved. She
14 has called my office. And Brian
15 Abernathy, my legislative aide sitting
16 behind me at the moment, has ensured the
17 Fishtown neighbors I would not move on
18 second and final passage until they come
19 to an agreement.

20 COUNCILMAN CLARKE: Thank you.

21 COUNCIL PRESIDENT VERNA:
22 Councilman, are you suggesting we suspend
23 the rules today?

24 COUNCILMAN DiCICCO: Yes.
25 Again, I will not move on this unless

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2 there's an agreement tonight, we will
3 move next week. If not, it will be
4 September at the earliest.

5 COUNCIL PRESIDENT VERNA: Thank
6 you.

7 Do we have anyone else to
8 testify on this bill?

9 (No response.)

10 COUNCIL PRESIDENT VERNA:
11 Seeing no one, I would ask Mr. Ericson --
12 oh, I'm sorry. Did you want to testify,
13 sir? Please approach the witness table.

14 COUNCILMAN DiCICCO: It's his
15 first time here.

16 COUNCIL PRESIDENT VERNA: Good
17 morning, sir. Welcome. Please identify
18 yourself for the record.

19 MR. BROSS: Charles Bross, 242
20 Richmond Street. No. All I want to do
21 is -- that's my area. I was with
22 Councilman Clarke last week and he had a
23 rough time. And so my thinking is --

24 COUNCILMAN DiCICCO: Not on
25 this bill.

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2 MR. BROSS: No. You're all
3 right, pal. You're all all right. What
4 I'm going to say is I'm going to the
5 meeting tonight. And this is the first
6 time I've been here and I'm seeing a
7 little bit of, well, I guess you could
8 say action, what goes on in here. And
9 it's pretty damn nice. But I'll tell you
10 that part of Columbia Ave is Delaware
11 Ave. From Spring Garden Street up north
12 is not Columbia Ave -- I mean is not
13 Columbus Boulevard. It is still Delaware
14 Ave. That's all I want to tell you.

15 COUNCIL PRESIDENT VERNA: Thank
16 you. Thank you for coming in, taking the
17 time to express your views. We really
18 appreciate it.

19 Mr. Ericson, please read the
20 title of Bill No. 050418.

21 THE CLERK: Bill No. 050418, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas located
25 within an area bounded by Christopher

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2 Columbus Boulevard, Fairmount Avenue,
3 Front Street, Brown Street, I-95, Poplar
4 Street, Front Street, Laurel Street,
5 Christopher Columbus Boulevard, Canal
6 Street, and Poplar Street.

7 COUNCILMAN CLARKE: It's the
8 same area?

9 COUNCIL PRESIDENT VERNA: We're
10 on Bill No. 050418.

11 COUNCILMAN DiCICCO: Same area,
12 is that your question, Councilman Clarke?
13 Generally, it's Delaware Avenue. This is
14 a property that's just north of Spring
15 Garden on the west side of Delaware
16 Avenue. Two former vacant -- former
17 industrial buildings. There was a Club
18 Gotham in one building and Eighth Floor
19 in the adjacent building. The developer
20 here is not a local developer, a
21 developer from Hoboken, New Jersey. He's
22 here to answer any questions.

23 But, similarly, since this is
24 primarily all in my district, a
25 meeting -- number of meetings have taken

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2 place between the Northern Liberties
3 Neighborhood Association and the
4 developer. One such meeting was last
5 week that I attended that lasted for at
6 least three hours. Agreements were made
7 and commitments were made by me at that
8 meeting that we would move forward on
9 asking this committee to report these
10 bills out favorably with the suspension,
11 and if we can't come to a resolution on
12 the issues that are still outstanding
13 between the developer and the community,
14 I would hold on second and final reading
15 until the fall. And it is an extensive
16 development and if the developer would
17 like to come up and just give us a brief
18 overview.

19 COUNCIL PRESIDENT VERNA: Well,
20 I think we should hear from Mr. Chapman
21 first.

22 COUNCILMAN DiCICCO: The
23 developer is here to answer any questions
24 and give you an overview of what the
25 project entails.

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2 COUNCIL PRESIDENT Verna:

3 That's fine. That would be wonderful.

4 Mr. Chapman?

5 MR. CHAPMAN: Thank you. Once
6 again, good morning, Madam President,
7 members of the Rules Committee. This
8 bill will amend the Philadelphia Zoning
9 Maps by changing the zoning designations
10 of certain lands located within the area
11 of Christopher Columbus Boulevard,
12 Fairmount Avenue, Front Street, Brown
13 Street, I-95, Poplar Street, Front
14 Street, Laurel Street, Christopher
15 Columbus Boulevard, Canal Street, and
16 Poplar Street. Currently this area is
17 zoned G-2 general industrial. This bill
18 would change most of the area to a
19 designation of C-4 commercial with two
20 adjacent block faces being rezoned to the
21 R-10B residential classification. This
22 rezoning would allow the site to be
23 developed with a proposal that includes
24 two 40-story condominium towers. An
25 accessory parking garage is also part of

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2 this proposal and that garage would be
3 fronted by townhomes. Current plans also
4 include a supermarket located at the
5 ground floor of the one of the towers.
6 Currently the site contains a number of
7 vacant lots and some active uses
8 including a nightclub and a bus parking
9 lot.

10 The Commission was made aware
11 of the fact that the developers have had
12 a number of meetings with representatives
13 of the Northern Liberties Neighbors
14 Association as well as Councilman
15 DiCicco's office. And as of the date of
16 the Planning Commission's consideration
17 of this request, all the issues with the
18 community had not been worked out.
19 Representatives of the developer
20 acknowledged this fact and stated that
21 they hoped to resolve these issues by the
22 end of the summer. The Planning
23 Commission at its meeting of May 31,
24 2005, recommended that Bill No. 050418 be
25 approved.

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2 COUNCIL PRESIDENT Verna: Thank
3 you very much.

4 Would the developer please
5 approach the witness table.

6 And I would like the record to
7 reflect that Councilwoman Brown and
8 Councilman Cohen have joined us.

9 Good morning, sir. Please
10 identify yourself for the record.

11 MR. VALLONE: Good morning. My
12 name is George Vallone and my firm is the
13 Hoboken Brownstone Company. We're
14 located in Hoboken, New Jersey.

15 COUNCIL PRESIDENT Verna: Oh,
16 Frank Sinatra territory.

17 MR. VALLONE: Frank's home
18 town.

19 COUNCIL PRESIDENT Verna: Mr.
20 Vallone, how many housing units do you
21 anticipate constructing at the site?

22 MR. VALLONE: We're proposing
23 1,100.

24 COUNCIL PRESIDENT Verna: May I
25 ask what the projected development cost

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2 will be?

3 MR. VALLONE: Approximately
4 700 million.

5 COUNCIL PRESIDENT Verna: What
6 type of housing are you proposing?

7 MR. VALLONE: Condominium form
8 of ownership.

9 COUNCIL PRESIDENT Verna: How
10 many parking spaces would the garage
11 supply?

12 MR. VALLONE: We're proposing
13 1,100 parking spaces, one for each
14 residential unit, and an additional 150
15 for the commercial space, a total of
16 1,250.

17 COUNCIL PRESIDENT Verna: Would
18 that be underground parking?

19 MR. VALLONE: No; on grade and
20 up to five floors.

21 COUNCIL PRESIDENT Verna: What,
22 if any, outstanding issues are there with
23 the neighbors?

24 MR. VALLONE: Well, we've had
25 five meetings with the neighborhood

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2 association in addition to five or six
3 meetings with individual members of the
4 association and probably ten phone calls
5 with individual neighbors too just one on
6 one. And we've worked up 21 requests or
7 modifications to the project which the
8 community group has requested and we've
9 agreed to do. And the issue right now is
10 sort of a technical issue. And I'm not
11 an attorney, but I can explain it to you
12 in businessman's terms. They would like
13 some assurance that the promises we've
14 made are going to get built. And they're
15 concerned that since we're in an option
16 period on the land right now that if the
17 C-4 zoning gets adopted and this document
18 isn't recorded in some fashion to make
19 sure that it goes along with the rezoning
20 that there's a possibility that they
21 might not get what they think they're
22 going to get. So they hired an attorney,
23 Shawn Ward, and we have meetings set up
24 with him starting next week. We're going
25 to put a little task force together and

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2 try to figure out how to get them
3 comfortable with the fact.

4 The Councilman has been
5 fantastic. He attended the meeting. It
6 must have lasted four hours last week in
7 front of about 250 people from the
8 community. And he's assured them that he
9 will not allow the zoning to remain C-4
10 unless our proposal is the proposal
11 that's going forward with those
12 conditions we have agreed to. So I think
13 with his assurance and now that they've
14 hired an attorney we're going to be able
15 to craft an agreement that will get
16 everybody comfortable with that fact that
17 we're going to deliver what we said we're
18 going to. Then there may be a few other
19 ideas people come up with. Somebody
20 recently suggested they wanted a Post
21 Office. Apparently there's not a Post
22 Office in their district. I happen to
23 think that's a great amenity for the
24 building so we're not against that. If
25 other ideas come up along the way, it's

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2 not an all-inclusive list at this point.
3 We're still open to other ideas that make
4 the project better and make the
5 neighborhood better. So it's a process.
6 We're working our way through it. I have
7 every confidence that we're going to be
8 able to get to the finish line.

9 COUNCIL PRESIDENT VERNA:

10 Wonderful. I'm sure you will.

11 The Chair recognizes Councilman
12 Clarke.

13 COUNCILMAN CLARKE: Thank you,
14 Madam President.

15 Good morning.

16 MR. VALLONE: Good morning.

17 COUNCILMAN CLARKE: A couple
18 questions. This is a relatively massive
19 development that you're proposing and I'm
20 happy to see that you're interested in
21 doing this in the wonderful city of
22 Philadelphia.

23 MR. VALLONE: Thank you.

24 COUNCILMAN CLARKE: I'm
25 assuming you've developed in Hoboken and

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2 other parts of New Jersey or New York.

3 How many units have you developed so far?

4 MR. VALLONE: Well, we've been
5 headquartered in Hoboken for 25 years.

6 Since my partner and I graduated
7 Gettysburg College, we've been partners
8 and together for 25 years. I've only
9 been married for 19 but partners with him
10 for 25, so we must be doing something
11 right. We've been in Hoboken, Jersey
12 City, Patterson, Newark, and Trenton.

13 Number of units altogether, I don't have
14 the figure at the tip of my tongue. It's
15 a couple thousand. I would say it's
16 probably 2,000, 3,000 units all together.
17 We built affordable housing under the HUD
18 home program and market rate housing.

19 Our last project, if I could
20 just elaborate one more second to answer
21 your question more fully, we purchased
22 the old Maxwell House Coffee factory in
23 Hoboken. It's 24 acres on the waterfront
24 and we're right now in the process of
25 constructing 1.1 million feet of

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2 residential space, 250,000 feet of office
3 and retail, 1,500 parking spaces, and
4 we're also going to be building the
5 largest park in the city, a 6-acre
6 waterfront park. When the park is
7 completed, we're going to donate it to
8 the city. We've arranged through the
9 condominium operating budget to have a
10 50-year annuity to pay for the operation
11 and maintenance of the park. It works
12 out to about 35 cents a square foot.
13 It's not a lot. It's only about a
14 another \$20 a month to each unit owner
15 but works out to about \$400,000 a year
16 for operation and maintenance of the park
17 for the next 50 years. So that was our
18 last project.

19 COUNCILMAN CLARKE: You know,
20 there's a park in proximity to your
21 proposed development.

22 MR. VALLONE: Excuse me?

23 COUNCILMAN CLARKE: There's a
24 park in proximity to your proposed
25 development.

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2 MR. VALLONE: Where's that?

3 COUNCILMAN CLARKE: Penn

4 Treaty. It could probably use a little
5 help.

6 MR. VALLONE: Well, we're
7 actually opening up -- about an acre and
8 a quarter of the property is going to be
9 opened up and made public, landscaped,
10 and two streets that were vacated when
11 the Greyhound Bus Terminal came in, we're
12 reopening Beach and Brown. Brown will be
13 the main entrance to the project off of
14 north Delaware. There's a traffic light
15 right there. And Beach, we're going to
16 keep that as a pedestrian accessway
17 although it will be facilitated for
18 emergency vehicle access also. But it
19 will be primarily just a pedestrian
20 accessway to the green open space. The
21 whole middle of the block essentially is
22 going to be opened up to the public.

23 COUNCILMAN CLARKE: How many
24 buildings are you anticipating?

25 MR. VALLONE: There's two

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2 towers. Under one of them, we're hoping
3 to have a supermarket, hoping to get an
4 upscale supermarket. And then the
5 garage, which runs the entire length of
6 the site along Front Street between
7 Fairmount and Poplar, is going to be a
8 five-story garage structure, but you're
9 not going to see the garage because on
10 three sides we're going to build
11 townhouses that are going to be up four
12 stories plus a penthouse. So that will
13 cover the garage. On the Fairmount side
14 of the property, there's a series of row
15 houses I understand were built in the
16 1700s. And we were requested -- and we
17 were thinking about doing it anyway.
18 We're going to restore those row houses
19 and use them as part of the townhouses.
20 Then we're going to try to replicate the
21 architectural designs of that row to
22 design the row houses that go around the
23 block on -- go around the garage on the
24 other three sides. It should look
25 contextual. It should fit in with the

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2 neighborhood. We put the high-rises
3 right up against the Delaware. Many of
4 you probably know there's a high-rise
5 project right across the street called
6 Waterfront Square. So our towers are
7 pushed up against the Delaware side of
8 the property where there's towers right
9 across the Street. And we kept the
10 five-story garage and townhouses on the
11 west side of the property closest to the
12 Northern Liberties neighborhood.

13 COUNCILMAN CLARKE: In terms of
14 height, you're saying 40-story towers?

15 MR. VALLONE: We proposed two
16 40-story towers. I think in the end the
17 south tower is going to come down a few
18 floors, though. There are some neighbors
19 on Fairmount that asked us if we'd
20 consider reducing the south tower in
21 height and width. We originally proposed
22 1,500 units and by agreeing to a density
23 reduction of 400 units we should be able
24 to bring the tower down and also narrow
25 it a little bit. It's a little wide

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2 right now so coming down to 1,100 gives
3 us the opportunity to make it a narrower
4 tower and also shorten it a little bit.
5 I'm going to guess it's probably going to
6 come down to 37 floors, which happens to
7 be the height of the tallest tower across
8 the street.

9 COUNCILMAN CLARKE: Thank you.

10 COUNCIL PRESIDENT VERNA: Thank
11 you.

12 Any other questions from
13 members of the committee?

14 The Chair recognizes Councilman
15 O'Neill.

16 COUNCILMAN O'NEILL: I'd just
17 like to congratulate the sponsor and say
18 welcome to Philadelphia. Gettysburg
19 College.

20 COUNCILMAN DiCICCO: People in
21 the audience complain about the ten-year
22 tax abatement, that that is basically
23 subsidizing these developments. There's
24 no public dollars in this development.
25 But Mr. Vallone -- and I'll speak on his

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2 behalf if it's okay -- when he came down
3 to look at Delaware Avenue, south
4 Philadelphia, started getting excited
5 about it. He said but for the ten-year
6 tax abatement, they probably wouldn't be
7 doing this project. When I made it known
8 to people in the audience about the
9 transfer taxes we will get from the sale
10 of each unit, wage taxes, sales taxes
11 that the ten-year abatement is a benefit
12 for us to keep in place as opposed to
13 repealing it at this particular time.
14 And I think I speak on behalf of
15 Mr. Vallone that that was a major
16 incentive for him to come to
17 Philadelphia.

18 MR. VALLONE: That was
19 absolutely one of the top two
20 considerations was the abatement. The
21 other thing is Philadelphia itself. We
22 have not had a lot of experience here.
23 We have been in New Jersey for 25 years.
24 And when we came down to investigate the
25 property, the city is alive right now.

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2 There's a lot of construction going on.

3 The culture, it fits right in with the
4 latest demographic trend, which is the
5 baby boom generation is moving back to
6 the cities. And it's clear across the
7 country. It's particularly clear here in
8 Philadelphia. And we're just very
9 excited to be here.

10 One other issues about the
11 taxes that I think is noteworthy is that
12 we agreed with your tax assessors
13 department on four years of increases to
14 the assessed value. So that by the time
15 the tax abatement kicks in, the assessed
16 value will have risen from the current
17 assessed value, which is \$4 million, to
18 \$18 million. So I know the seller of the
19 property told us that every year he hires
20 his lawyer and they file a tax appeal and
21 fight like heck to not have their
22 assessments go up, but what we said was
23 we need predictability more important
24 than dollar savings and so we made a deal
25 with the assessors office that taxes are

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2 going to rise, as I said, from about 4 to
3 18 million dollars and then they'll be
4 abated for ten years. So I think it's a
5 fair deal for everybody.

6 COUNCIL PRESIDENT VERNA:

7 Wonderful. We certainly wish you well
8 and we welcome you to Philadelphia.

9 MR. VALLONE: Thank you very
10 much.

11 COUNCIL PRESIDENT VERNA: Thank
12 you.

13 Are there any questions or
14 comments?

15 (No response.)

16 COUNCIL PRESIDENT VERNA: Thank
17 you very much, sir.

18 Do we have anyone else to
19 testify on this bill? Do we have anyone
20 else that would like to testify on this
21 bill?

22 (No response.)

23 COUNCIL PRESIDENT VERNA:

24 Seeing no one, I would ask Mr. Ericson to
25 please read the title of Bill No. --

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2 Councilman, are you requesting a
3 suspension of the rules on this bill
4 also?

5 COUNCILMAN DiCICCO: Yes, Madam
6 President.

7 COUNCIL PRESIDENT Verna: Thank
8 you.

9 Mr. Ericson, would you please
10 read the title of Bill 050419.

11 THE CLERK: Bill 050419, an
12 ordinance to amend the Philadelphia
13 Zoning Maps by changing the zoning
14 designations of certain areas of land
15 located within an area bounded by Penn
16 Street, Laurel Street, the Delaware
17 River, and the former Fairmount Avenue.

18 COUNCIL PRESIDENT Verna: Mr.
19 Chapman?

20 MR. CHAPMAN: Good morning once
21 again, Madam President and members of the
22 Rules Committee. Tom Chapman for the
23 City Planning Commission. This rezoning
24 bill was introduced on May 12 of this
25 year by Councilman DiCicco. If enacted,

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2 the zoning of the property subject to the

3 legislation would be changed from the

4 current zoning designation of G-2 general

5 industrial to the proposed designation of

6 C-3 commercial. This property is also

7 known as Pier 40 north and the site is

8 located immediately to the north of the

9 Waterfront Square development which is

10 currently under construction. The

11 developers indicated a desire to improve

12 the property for residential use.

13 However, development plans for site are

14 still in the concept stage. And without

15 a specific plan of development, we are

16 presented with a proposal that does not

17 specifically address the issue of public

18 access to the waterfront. For these

19 reasons, the Planning Commission at its

20 meeting of May 31, 2005, requested that

21 Bill No. 050419 be tabled to give the

22 developer additional time to prepare

23 complete plans for the development of

24 this site. That concludes my testimony.

25 Thank you.

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2 COUNCIL PRESIDENT VERNA: Thank
3 you, Mr. Chapman. For the record, can
4 you tell us who the developer is?

5 MR. CHAPMAN: Once again, Madam
6 President, I'm sorry, I don't have the
7 name.

8 COUNCIL PRESIDENT VERNA: Do we
9 know what the tentative plans for the
10 development --

11 COUNCILMAN DiCICCO: Madam
12 President, there are people here who will
13 be testifying on behalf of the developer,
14 the law firm of Klehr, Harrison.

15 COUNCIL PRESIDENT VERNA: Good
16 morning. Please identify yourself for
17 the record.

18 MS. SULETA: Good morning,
19 Madam President, members of the
20 committee. My name is Sharon Suleta.
21 I'm an attorney with the law firm of
22 Klehr, Harrison.

23 MR. PRIMAVERA: And with Ms.
24 Suleta, Carl Primavera of the same law
25 firm. And we also have material to hand

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2 out which will be hopefully interesting.

3 This is a much smaller project than we
4 just heard about, but it shows you the
5 interest in Philadelphia. I will hand
6 that to the clerk and Sharon will give
7 you some brief background on the project.
8 We also have Mr. Lou Sicalese, who is a
9 representative of the developer, here
10 today.

11 MS. SULETA: This is a former
12 industrial property requesting zoning to
13 C-3. It is Pier 40 and the proposal is
14 for a residential development that will
15 be 32 stories, 226 units with over 300
16 parking spaces. It will be 345 spaces.

17 MR. PRIMAVERA: You'll probably
18 recall this site. I know Mr. Katz is
19 here. This is immediately to the north
20 of Waterfront Square, which I think we
21 all realize has probably been the most
22 exciting thing to happen on the
23 waterfront. He's actually -- no matter
24 what he builds, he can't seem to provide
25 enough product. This is immediately to

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2 the north. It's unfortunately a
3 trash-strewn industrial site that's been
4 abandoned. The hope is by changing the
5 zoning to C-3, one, it will prevent an
6 industrial user coming in -- it would be
7 a heartbreak to see next to Waterfront
8 Square, you know, a trash facility come
9 in to G-2, but more importantly, as I
10 think it's been mentioned by Councilman
11 DiCicco, to encourage development people
12 need to look around and say, well, gee,
13 it's happening in Philadelphia. We need
14 to have these sites which are zoned
15 industrial upgraded. The concept plan is
16 just that. It's a concept. And we're
17 going to continue to work with the
18 Planning Commission, the community, and
19 the Councilman, but again on the doorstep
20 of Waterfront Square for the people who
21 have been shut out because there's too
22 much demand and not enough product, they
23 can come next door to our site and we'll
24 gladly entertain their offers. I gave
25 Mr. Katz some cards and said for the

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2 people who aren't able to buy at your
3 job, send them next door and hopefully
4 we'll accommodate them.

5 COUNCIL PRESIDENT Verna: Thank
6 you very much.

7 Are there any questions from
8 members of the committee?

9 Councilman DiCicco, did you
10 want to add anything to what has been
11 said?

12 COUNCILMAN DiCICCO: Again,
13 Madam President, this is consistent with
14 my comments on the previous two bills
15 about engaging the community and I will
16 be asking for a suspension of rules.

17 COUNCIL PRESIDENT Verna: Thank
18 you, sir. Thank you.

19 Mr. Ericson, would you please
20 read the title of Bill No. 050462.

21 THE CLERK: Bill No. 050462, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas of land
25 located within an area bounded by the

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2 Delaware River, the Tacony Bridge,
3 Eldridge Street, New State Road, and
4 Unruh Avenue.

5 COUNCIL PRESIDENT Verna: Mr.
6 Chapman?

7 MR. CHAPMAN: Good morning once
8 again, Madam President, members of the
9 Rules Committee. For the City Planning
10 Commission, I'm Tom Chapman. Bill No.
11 050462 was introduced by Councilman Kelly
12 on behalf of Councilwoman Krajewski on
13 May 19 of this year. This bill is an
14 amendment to the Philadelphia Zoning
15 Maps. It proposes to change the zoning
16 designation of the area bounded by the
17 Delaware River, Tacony-Palmyra Bridge,
18 Elbridge Street, New State Road, and
19 Unruh Avenue existing R-5 residential to
20 RC-6 residential. This site is a former
21 location of the Dodge Steel plant. It
22 will allow for redevelopment of this
23 property with several high-rise and
24 mid-rise residential buildings with
25 off-street parking. It's one of four

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2 sites currently proposed for residential
3 redevelopment along the north Delaware
4 River waterfront. The Rules Committee
5 will also consider two additional
6 rezoning requests for other north
7 Delaware sites today. Councilwoman
8 Krajewski has long been an advocate for
9 residential development in this area of
10 the City's waterfront and today we are at
11 a point where that will finally begin to
12 take place.

13 The Commission believes this
14 proposal is consistent with the Mayor's
15 vision of Philadelphia as the New River
16 City and will only serve to create more
17 interest in development of additional
18 residential and mixed use communities in
19 this area of the City. The Planning
20 Commission at its meeting of May 31,
21 2005, recommended that Bill No. 050462 be
22 approved.

23 Once again, Madam President, at
24 the request of the law department, I
25 would ask the committee's indulgence to

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2 submit an amendment to this bill. It's
3 just a minor change indicating a
4 different dimension than was shown on the
5 bill as introduced. Thank you.

6 COUNCIL PRESIDENT VERNA: Do
7 you have copies of the amendment?

8 MR. CHAPMAN: Yes. I gave that
9 to the clerk.

10 COUNCIL PRESIDENT VERNA: Okay.
11 We have it. Mr. Chapman, is there a
12 developer for this site, to your
13 knowledge? And, if so, may we ask who it
14 is?

15 MR. CHAPMAN: Yes, there is,
16 Madam President, and seated to my
17 immediate right is Mr. David Fineman, who
18 is a representative of that developer.

19 MR. FINEMAN: Madam President,
20 the developer for this site is First
21 Philadelphia Holdings, LLC, represented
22 by George Diemer, who is a long-time
23 developer in the New Jersey area, who's
24 seated behind me. We're happy to answer
25 any questions. I do want to take this

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2 opportunity to thank Councilwoman
3 Krajewski for her support in lending her
4 office to meet with community groups, et
5 cetera, during the time that we've
6 explored the development of this project.

7 COUNCIL PRESIDENT VERNA: Are
8 these the project plans that are being
9 put up on the easel?

10 MR. FINEMAN: Yes, they are.

11 COUNCIL PRESIDENT VERNA: What
12 are the project plans? How many housing
13 units will be built? Give us some
14 indication as to what is going to go
15 there, please.

16 MR. FINEMAN: The site as fully
17 developed will consist of six residential
18 buildings and a two-story clubhouse. The
19 residential buildings will vary in size
20 from 56 units to 142 units. Each
21 building will have on grade parking in a
22 garage style structure under the
23 residential units as well as surface
24 parking. There are proposed to be 653
25 units together with a 12 to 20,000 square

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2 clubhouse. Parking is accounted for by
3 parking spaces in the garage style
4 structures, additional surface parking
5 lots surrounding the building.

6 COUNCIL PRESIDENT VERNA: The
7 Chair recognizes Councilman Kelly.

8 COUNCILMAN KELLY: Sir, could
9 you tell me, are they condominiums or
10 rental apartments?

11 MR. FINEMAN: It is proposed to
12 be condominiums.

13 COUNCILMAN KELLY: All
14 condominiums?

15 MR. FINEMAN: Yes.

16 COUNCIL PRESIDENT VERNA: You
17 said 653 units?

18 MR. FINEMAN: 656 units. 653,
19 I'm sorry. You were correct. I was
20 wrong. 653.

21 COUNCIL PRESIDENT VERNA: Thank
22 you. Will environmental remediation be
23 required?

24 MR. FINEMAN: Remediation has
25 already taken place. We have already

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2 remediated the property previously. The
3 developer has spent the money to do that
4 previously.

5 COUNCIL PRESIDENT VERNA: What
6 is the estimated cost for the project?

7 MR. FINEMAN: The project -- we
8 assume that the total cost of the project
9 as sold will be someplace in the
10 neighborhood of \$300 million.

11 COUNCIL PRESIDENT VERNA:
12 Sounds very nice.

13 Any questions from members of
14 the committee?

15 Councilman O'Neill.

16 COUNCILMAN O'NEILL: Mr.
17 Fineman, how are you?

18 MR. FINEMAN: Nice to see you.

19 COUNCILMAN O'NEILL: I don't
20 question the development. That's the
21 Councilwoman and civic association's job
22 and I'll support it. But I just am not
23 familiar -- I'm familiar with RC-6 being
24 in the zoning code, but I don't think
25 I've ever had it in 25 years come before

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2 us. It seems with a fairly homogenous
3 development, everything being buildings,
4 condominiums, that there would be a
5 straighter zoning designation. The only
6 thing I remember about RC-6 is the
7 commercials involved, Planning Commission
8 gets it, comes back to Council to either
9 approve or it becomes -- the change
10 becomes effective without -- if Council
11 doesn't disapprove. There's always been
12 a question as to -- we've had some
13 conversations on another matter involving
14 a different RC designation. But can you
15 tell me, Mr. Chapman, one, when the last
16 time we've done an RC anything in
17 Council?

18 MR. CHAPMAN: I believe that
19 the most recent RC designation was used
20 at the Naval home property in
21 Councilwoman Verna's district.

22 COUNCILMAN O'NEILL: How about
23 before that? I remember one in
24 Roxborough from the late '70s I think
25 before I got here I always heard was

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2 the -- so there's been one since then?

3 MR. CHAPMAN: I believe that's
4 correct. We don't have more than ten in
5 the entire city, I think.

6 COUNCILMAN O'NEILL: What is
7 the reason for doing RC-6 as opposed to,
8 say, I'm just looking at this R-12, say.
9 I'm not sure exactly what would fit these
10 buildings, but it would be something in
11 the area of R-12. What is the reason for
12 the RC-6?

13 MR. CHAPMAN: Actually, the
14 RC-6, the City and the Council get a
15 better deal with the RC-6 in my opinion
16 because the developer must build the plan
17 that's shown to the Planning Commission
18 and the City Council. It's not a blanket
19 kind of a rezoning that we get when, you
20 know, for example, we change a property
21 to C-2 or G-2, you can build anything
22 that's permitted in C-2 or G-2 district.
23 With the RC-6, though, that requires
24 submission of a specific plan of
25 development.

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2 COUNCILMAN O'NEILL: I

3 understand all that.

4 MR. CHAPMAN: You asked why did
5 they choose this. I would assume that --
6 we did speak with the developer and his
7 representative about other zoning
8 classifications here and I have to assume
9 that their architects concluded that RC-6
10 was the best fit for what they wanted to
11 do at this site.

12 MR. FINEMAN: I can just say in
13 conjunction with our architects, we
14 obviously -- we're farther along I think
15 than some of the other developments. We
16 assume we will be breaking ground
17 building within some short period of
18 time. And when we started to look at
19 this, we started to determine that RC-6
20 best fit the needs of the development
21 with our architects and we wanted to get
22 this project moved as quickly as we
23 could.

24 COUNCILMAN O'NEILL: I don't
25 want to debate. I'll support RC-6 on

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2 this. It's not an issue. I'm just
3 trying to learn from it. I don't agree
4 with anything you said, but I understand
5 that RC-6 allows this development. I
6 think there's other ways of doing it.
7 You chose this because you're moving and
8 that's fine. I'm just trying to learn
9 because it hasn't been a designation
10 that's been used very often. Thank you.

11 COUNCIL PRESIDENT Verna: Thank
12 you.

13 The Chair recognizes Councilman
14 Kelly.

15 COUNCILMAN KELLY: I just
16 wanted to know, Mr. Fineman, would the
17 public have access to the waterfront?

18 MR. FINEMAN: Absolutely. They
19 will have access over Magee Street. And
20 the developer, in fact, is going to pay
21 for those roads to go in and over
22 Delaware Avenue.

23 COUNCILMAN KELLY: Thank you.

24 COUNCIL PRESIDENT Verna: Mr.
25 Chapman, is anybody requesting a

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2 suspension of the rules?

3 MR. CHAPMAN: Yes.

4 COUNCIL PRESIDENT VERNA:

5 Councilwoman Krajewski is here and is

6 requesting a suspension of the rules.

7 The Chair at this time

8 recognizes Councilman Clarke.

9 COUNCILMAN CLARKE: Thank you,
10 Madam President.

11 Actually, Councilman Kelly
12 brought up a question and I didn't think
13 about it when I was talking about the
14 prior developments that are along the
15 waterfront, I guess proposed three
16 possibly. Do any of those developments
17 potentially prohibit access to the
18 waterfront?

19 MR. CHAPMAN: None of the ones
20 that are --

21 COUNCILMAN CLARKE: Along
22 Columbus Boulevard?

23 MR. CHAPMAN: That was a
24 concern of the Planning Commission and
25 that's why we had recommended that a

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2 couple of the bills that Councilmember
3 DiCicco had introduced be tabled today.
4 And I understand that the discussions are
5 going to continue with that. But with
6 this proposal as well as the two
7 proposals that have yet to be heard today
8 that are also in Councilwoman Krajewski's
9 district, the issue of access to the
10 waterfront has been resolved with those
11 plans. It's been addressed in those
12 plans.

13 COUNCILMAN CLARKE: My question
14 is actually about the prior proposals
15 that we heard because that question
16 didn't come up. And I'm glad that
17 Councilman Kelly brought it up on this
18 one. So we're not sure?

19 MR. CHAPMAN: That's a matter
20 to be resolved, yes.

21 COUNCIL PRESIDENT VERNA: Thank
22 you.

23 Any other questions from
24 members of the committee?

25 (No response.)

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2 COUNCIL PRESIDENT Verna:

3 Seeing none, do we have anyone else to
4 testify on this bill?

5 Thank you, gentlemen.

6 MR. Fineman: Thank you very
7 much.

8 COUNCIL PRESIDENT Verna: Mr.
9 Ericson, would you please read the title
10 of Bill No. 050463.

11 THE CLERK: Bill No. 050463, an
12 ordinance to amend the Philadelphia
13 Zoning Maps by changing the zoning
14 designations in certain areas of land
15 located within an area bounded by
16 Thompson Street, Alresford Street,
17 Edgemont Street, Juanita Street, Salmon
18 Street, Berkshire Street, Richmond
19 Street, and the Betsy Ross Bridge.

20 COUNCIL PRESIDENT Verna: Mr.
21 Chapman?

22 MR. Chapman: Good morning,
23 once again, Madam President, members of
24 the Rules Committee. For the City
25 Planning Commission, Tom Chapman.

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2 Councilman Kelly introduced this bill on

3 behalf of Councilwoman Krajewski on

4 May 19 of this year. This bill is an

5 amendment that would change the zoning

6 designations of certain areas of land

7 located within the area bounded by

8 Thompson Street, Alresford Street,

9 Edgemont Street, Juniata Street, Salmon

10 Street, Berkshire Street, Richmond

11 Street, and the Betsy Ross Bridge. This

12 property is in the Bridesburg section of

13 the city of Philadelphia. This bill

14 would change the zoning in the area from

15 existing L-4 limited industrial to partly

16 R-10A residential and partly R-4

17 residential to allow for the residential

18 development of these properties in

19 accordance with those designations. The

20 developer proposes to construct four

21 single family detached homes as well as

22 40 attached homes in that area that is

23 subject to this legislation. The

24 Planning Commission at its meeting of

25 May 31, 2005, considered this bill and

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2 recommended that it be approved. Thank
3 you.

4 COUNCIL PRESIDENT VERNA: May I
5 ask who the developer of the property is?

6 MR. CHAPMAN: Excuse me. I
7 have it in my file.

8 COUNCIL PRESIDENT VERNA: Take
9 your time.

10 MR. CHAPMAN: This is BK
11 Enterprises.

12 COUNCIL PRESIDENT VERNA: I'm
13 sorry?

14 MR. CHAPMAN: BK Enterprises.
15 William Kehoe and Keith Charleton,
16 principals.

17 COUNCIL PRESIDENT VERNA: Are
18 they from the city?

19 MR. CHAPMAN: Yes.

20 COUNCIL PRESIDENT VERNA: In
21 your testimony, you stated that the
22 Planning Commission staff has been
23 negotiating with the developer concerning
24 the design facades. Have negotiations
25 been completed and, if so, what have the

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2 results been?

3 MR. CHAPMAN: There was a
4 meeting just yesterday afternoon with
5 representatives of the developer as well
6 as Commission staff. We suggested a
7 number of changes to the facades of the
8 buildings. The developer seemed to be
9 more than willing to adopt those changes
10 and it was a very satisfactory meeting.

11 COUNCIL PRESIDENT Verna: Mr.
12 Chapman, would you mind repeating how
13 many housing units are going to be
14 constructed?

15 MR. CHAPMAN: Sure. There's
16 going to be four single family detached
17 homes and 40 attached homes for a total
18 of 44 units.

19 COUNCIL PRESIDENT Verna: Is
20 there any indication of when construction
21 will begin and when it will be completed?

22 MR. CHAPMAN: I understand that
23 they don't have a time table
24 specifically, but they would like to get
25 in as soon as possible.

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2 COUNCIL PRESIDENT Verna: Thank
3 you.

4 Are there any members from
5 members of the Committee on this bill?

6 (No response.)

7 COUNCIL PRESIDENT Verna: Is
8 Councilwoman Krajewski in the room?

9 Councilwoman, are you asking
10 for a suspension of the rules on this?

11 COUNCILWOMAN KRAJEWSKI: Yes,
12 Madam Chairwoman.

13 COUNCIL PRESIDENT Verna: Thank
14 you.

15 Do we have anyone else to
16 testify on this bill?

17 (No response.)

18 COUNCIL PRESIDENT Verna:
19 Seeing no one, I would ask Mr. Ericson to
20 please read the title of Bill No. 050464.

21 THE CLERK: Bill No. 050464, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas of land
25 located within an area bounded by State

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2 Road, former Rhawn Street, the Delaware
3 River, and Bleigh Avenue.

4 COUNCIL PRESIDENT VERA: Mr.
5 Chapman?

6 MR. CHAPMAN: Once again, Madam
7 President, good morning. Good morning,
8 members of the Rules Committee. For the
9 City Planning Commission, my name is Tom
10 Chapman. Councilmember Kelly introduced
11 this bill on behalf of Councilwoman
12 Krajewski on May 19 of this year. Bill
13 No. 050464 is an amendment to the
14 Philadelphia Zoning Maps. It proposes to
15 change the zoning designation of the area
16 bounded by State Road, the former Rhawn
17 Street, the Delaware River, and Bleigh
18 Avenue from the existing partly L-3
19 limited industrial and partly L-R leased
20 restricted industrial to a new
21 designation of waterfront redevelopment
22 district. This site is the former
23 location of a business known as Northern
24 Shipping and is about 71 acres in size.
25 Rezoning will allow for the redevelopment

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2 of this property with a mixed use
3 residential and service commercial
4 community. This property is one of four
5 sites currently proposed for residential
6 development along the north Delaware
7 River waterfront. And Independence
8 Point, as it is to be known, will include
9 about 1,700 new dwelling units in the
10 form of mid-rise buildings, duplex style
11 buildings, townhomes, and even a hotel.
12 The development will also include a
13 wellness center, a marina, and
14 recreational office and service retail
15 uses. An amphitheater and pedestrian
16 promenade are to be located along the
17 site's water frontage. A total of
18 approximately 3,100 parking spaces are to
19 be provided. Open space including a
20 generous setback from the river meeting
21 the requirements of the waterfront
22 redevelopment district will account for
23 about 40 percent of the area of the
24 property.
25 The Rules Committee is also

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2 considering two additional rezoning
3 requests for mixed use development along
4 the north Delaware waterfront today, and
5 Councilwoman Krajewski has long been an
6 advocate for residential redevelopment in
7 this area of the City.

8 The Planning Commission
9 believes this is consistent with the
10 Mayor's vision of Philadelphia as the New
11 River City and will only serve to create
12 more interest in development of
13 additional residential and mixed use
14 communities in these areas of the City.
15 The Planning Commission at its meeting of
16 May 31, 2005, recommended that Bill No.
17 050464 be approved. Thank you.

18 COUNCIL PRESIDENT VERNA: Thank
19 you. Mr. Chapman, it sounds like a very
20 ambitious project. Do we know when it
21 will be started, when it will be
22 completed? How many housing units did
23 you indicate?

24 MR. CHAPMAN: Approximately
25 1,700 units.

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2 COUNCIL PRESIDENT VERNA: 1,700
3 units?

4 MR. CHAPMAN: Yes.

5 COUNCIL PRESIDENT VERNA: And
6 they too I assume will be condominiums?

7 MR. CHAPMAN: I think maybe
8 I'll defer that question to
9 representatives of the developer who have
10 approached the table.

11 COUNCIL PRESIDENT VERNA:
12 Please. Please identify yourself for the
13 record.

14 MS. SULETA: Good morning,
15 Madam President, members of the
16 committee. My name is Sharon Suleta.
17 I'm here with Scott Blow from
18 Transactionable Property Solutions.
19 Transactionable is the developer of the
20 site and he's here to answer questions.
21 We also have for the committee master
22 plan narratives that are required under
23 the new waterfront development district
24 and site plans that we can hand out.

25 COUNCIL PRESIDENT VERNA: I had

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2 asked a question. I don't think it was
3 answered. Are the 1,700 units going to
4 be condominiums?

5 MR. BLOW: Yes. Good morning,
6 Madam President, members of the
7 Committee. My name is Scott Blow. I'm
8 managing director of TPS, the developer
9 of the property. 1,764 units is
10 approximately and, yes, they will be
11 condominium.

12 COUNCIL PRESIDENT Verna: The
13 Chair recognizes Councilman Kelly.

14 COUNCILMAN KELLY: Mr. Blow,
15 how many parking spaces are you going to
16 have?

17 MR. BLOW: Approximately 3,100.

18 COUNCILMAN KELLY: Would that
19 be -- would there be buildings? In other
20 words, there would be construction of
21 parking buildings or is it just ground
22 level?

23 MR. BLOW: There are two types
24 that have parking structures underneath
25 the building.

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2 COUNCILMAN KELLY: How many
3 structures was it?

4 MR. BLOW: There are two types
5 that have actual structures underneath
6 the buildings.

7 COUNCILMAN KELLY: Underneath
8 each building, they're going to have
9 parking?

10 MR. BLOW: Underneath the
11 buildings. There aren't separate parking
12 structures, no. Of those, about 2,200 of
13 them will be structured spaces and 860 of
14 them will be open air spaces.

15 As to starting construction, I
16 believe you asked the question. We
17 believe that next summer we anticipate
18 beginning construction.

19 COUNCIL PRESIDENT VERA: And
20 when do you anticipate that the project
21 would be completed?

22 MR. BLOW: That would be
23 depending upon the market. We believe
24 that a five-year -- five to six years is
25 probably an aggressive buildout.

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2 COUNCIL PRESIDENT VERNA: Can
3 you tell us what the projected cost is?

4 MR. BLOW: Yes. For this
5 project, it's approximately three
6 quarters of a billion dollars.

7 COUNCIL PRESIDENT VERNA: What
8 is the source of financing?

9 MR. BLOW: The source of
10 financing, development costs are being
11 funded by TPS and our investors. For
12 construction financing, we have numerous
13 financial companies that are interested
14 in providing funds for the construction.
15 We haven't secured one yet because we
16 don't need it at this point, but many are
17 interested.

18 COUNCIL PRESIDENT VERNA: Thank
19 you.

20 Mr. Chapman, is this part of
21 the comprehensive waterfront development
22 plan? If so, would you describe that,
23 please?

24 MR. CHAPMAN: Well, Madam
25 President, I would say that this proposal

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2 certainly is consistent with the
3 objectives of the North Delaware
4 Riverfront Plan, yes, it is. The North
5 Delaware Riverfront Plan recommends
6 development in the area north of the
7 Tacony-Palmyra Bridge to be an area for
8 new residential development, new mixed
9 use communities.

10 COUNCILMAN KELLY: I would like
11 to ask the same question I did the
12 previous developer. Would the public
13 have access to the waterfront?

14 MR. BLOW: Absolutely. I'm not
15 sure if you can see it on there, but
16 we've designed into this a generous
17 50-foot wide waterfront promenade which
18 is consistent with the riverway plans
19 that extend a connecting trail across the
20 waterfront, which will be complete public
21 access.

22 MS. SULETA: That is a
23 requirement of the ordinance that will be
24 considered after this bill.

25 COUNCIL PRESIDENT VERNA: Are

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2 there any other questions from members of
3 the committee on this bill?

4 The Chair recognizes Councilman
5 Clarke.

6 COUNCILMAN CLARKE: Thank you.
7 Good afternoon -- morning, still morning.
8 Quick question. You may not be able to
9 answer this, but we're actually sitting
10 here, we're somewhat amazed at the number
11 of condominiums that are being proposed.
12 And we're excited about it, but there's
13 this question about who's going to buy
14 these units and where will these people
15 come from. We get a sense that the
16 current population in the city of
17 Philadelphia will not rush to purchase
18 these units and abandon their current
19 residence. Do you have a sense that you
20 will be attracting people from outside
21 the city and, if so, geographically where
22 would you anticipate people moving from?
23 I know this particular development site
24 is a little closer to New York than some
25 of the prior proposals.

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2 MR. BLOW: Yes. We actually
3 anticipate that we will have many
4 purchasers from the city of Philadelphia
5 as well as from New Jersey and
6 surrounding communities.

7 COUNCILMAN CLARKE: Is that
8 based on any analysis?

9 MR. BLOW: I think that what
10 we're trying to focus on here is
11 providing what we're calling a market
12 rate affordable price range, which right
13 now we're anticipating will be in the 300
14 to \$500,000 range. I think that many of
15 the developments you're seeing are priced
16 considerably higher than that. So for
17 that reason, we think it will be very
18 attractive. In addition to just being a
19 centrally located area with
20 accessibility, you're one block off of
21 the SEPTA station, right off of 95, we're
22 providing a different product type. One
23 of our main goals was to provide low to
24 mid-rise product and not to compete with
25 the many high-rise projects that are

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2 being developed. So I think for those
3 reasons that this will be particularly
4 attractive.

5 COUNCILMAN CLARKE: Across the
6 river in Palmyra, over the last several
7 years, there's been numerous phases of
8 development, essentially townhouses. Do
9 you think that this will -- that will
10 enable you to build on the synergy
11 associated with what's happened over on
12 that side of the river?

13 MR. BLOW: Absolutely. And
14 directly across from our site in
15 Cinnaminson, there's another project
16 being developed that's about 900 units.
17 The more market activity I find to be the
18 better for us.

19 COUNCILMAN CLARKE: Okay.
20 Thank you.

21 Thank you, Madam Chair.

22 COUNCIL PRESIDENT VERNA: Thank
23 you very much. Are there any other
24 questions or comments from members of the
25 committee?

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2 MS. SULETA: Madam President,
3 we are requesting a suspension of the
4 rules.

5 COUNCIL PRESIDENT VERNA: We
6 will certainly consider it. Thank you.

7 Mr. Ericson, would you be kind
8 enough to please read the title of Bill
9 No. 050465.

10 THE CLERK: Bill No. 050465, an
11 ordinance amending Title 14 of the
12 Philadelphia Code entitled "Zoning and
13 Planning" by amending Chapter 14-200
14 entitled "Residential District" by
15 adopting a new Section 14-216 entitled
16 "Waterfront Redevelopment District" under
17 certain terms and conditions.

18 COUNCIL PRESIDENT VERNA: Mr.
19 Chapman?

20 MR. CHAPMAN: Good morning once
21 again, Madam President and members of the
22 Rules Committee. For the City Planning
23 Commission, my name is Thomas Chapman.
24 Councilmembers Krajewski and O'Neill
25 cosponsored this bill, which was

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2 introduced on May 19 of this year. This
3 bill amends the Philadelphia Zoning Code
4 by adding a new district to the code
5 entitled "Waterfront Redevelopment
6 District." This district is intended to
7 permit the redevelopment --

8 COUNCILMAN O'NEILL: You said
9 O'Neill. I think it's DiCicco.

10 MR. CHAPMAN: Beg your pardon.
11 It's my mistake.

12 COUNCILMAN O'NEILL: I would
13 like to take credit for it, but I can't.

14 MR. CHAPMAN: This district is
15 intended to permit the redevelopment of
16 large formerly industrial parcels into
17 new mixed use communities. All types of
18 housing as well as retail commercial uses
19 to support these new communities would be
20 permitted in this district. Under the
21 provisions of this district,
22 redevelopment is permitted in accordance
23 with a plan of development approved by
24 both the City Council and the Planning
25 Commission. The following uses are

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2 permitted in this district: Single
3 family dwellings, two-family dwellings,
4 multiple family dwellings, hotels, places
5 of worship, hospitals, nursing homes, age
6 restricted housing, child care
7 facilities, schools, museums, community
8 facilities, home occupations, and retail
9 commercial uses for the sales of goods
10 and provision of services to the ultimate
11 consumer. The minimum lot area for a
12 waterfront redevelopment district is 1
13 acre of land and boundaries between the
14 site and any adjacent property must
15 provide a reasonable line of division
16 between the district and adjacent
17 properties. Master plan must provide for
18 reasonable spatial relationships between
19 adjacent buildings and buildings within
20 the district. The gross floor area of
21 all buildings in the district may not
22 exceed 250 percent of the total area of
23 the district. And the open area for the
24 district may not be less than 40 percent
25 of the site. At least 50 percent of the

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2 required open area must be used to

3 provide private open areas and remaining

4 open area must be used to provide public

5 open areas. All lots must provide a

6 minimum of 50 feet setback from any river

7 to allow for unrestricted public access

8 to the river's edge, including land use

9 or open space for pedestrian, bicycle, or

10 vehicular traffic. Any requests to

11 rezone a property to the waterfront

12 redevelopment district must be

13 accompanied by an illustrious site plan

14 of the proposed district as well as a

15 master plan narrative detailing the

16 proposal. Any subsequent submission for

17 redevelopment that is not in accord with

18 the approved master plan must be

19 submitted to both City Council and the

20 Planning Commission for consideration.

21 The department of streets as well as the

22 water department also must review any

23 developmental plans prior to the issuance

24 of any zoning or building permits. The

25 Planning Commission at its meeting of

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2 May 31, 2005, recommended that Bill No.
3 050465 be approved. Thank you.

4 COUNCIL PRESIDENT VERNA: Thank
5 you, Mr. Chapman.

6 Am I correct in understanding
7 that this bill, which authorizes the
8 creation of a waterfront development
9 district or districts, require the
10 adoption by City Council and the Planning
11 Commission of a master plan or plans that
12 are prepared in conformity with this
13 bill?

14 MR. CHAPMAN: That's correct.

15 COUNCIL PRESIDENT VERNA: How
16 long has the Planning Commission been
17 working on this bill and a master plan?

18 MR. CHAPMAN: Well, I guess we
19 began to discuss this type of district
20 maybe six months ago, but it wasn't until
21 the past several weeks that we really got
22 into what I would call even a rough
23 draft. We didn't expect we would need to
24 have this district ready prior to the
25 summer of this year, but then a number of

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2 development proposals seemed to
3 accelerate and it seemed necessary for us
4 to accelerate our work.

5 COUNCIL PRESIDENT Verna: I was
6 just looking for the councilman. Thank
7 you.

8 MR. Chapman: Madam President,
9 as a result of the discussions that we
10 had late yesterday afternoon, I prepared
11 an amendment. I neglected to mention
12 that as part of my presentation and my
13 testimony. I would like to offer an
14 amendment to this bill. And this
15 amendment would add a new Section 2 and
16 that Section 2 would read: The Chief
17 Clerk of City Council shall keep and make
18 available to the public for inspection
19 during regular business hours the
20 illustrious site plan referred to in
21 Section 14-216(2)(a) of this ordinance.

22 COUNCIL PRESIDENT Verna: Is a
23 copy of the plan attached to the bill and
24 wouldn't you have to do that or submit it
25 to the Chief Clerk?

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2 MR. CHAPMAN: A copy of the
3 plan is not specifically attached to the
4 bill, but it would be submitted to the
5 Chief Clerk, yes.

6 COUNCIL PRESIDENT VERNA:
7 Definitely.

8 Is the approval of Bill Nos.
9 050464 and 050466 contingent on the
10 approval of this bill and a master plan
11 or plans?

12 MR. CHAPMAN: Yes, it is, Madam
13 President.

14 COUNCIL PRESIDENT VERNA: Can
15 you estimate how many plans for
16 waterfront redevelopment districts that
17 Council will be requested to approve? If
18 so, where are they?

19 MR. CHAPMAN: At this point we
20 only have the two requests that are
21 before you today. There are no other
22 requests in the pipeline that I'm aware
23 of.

24 COUNCIL PRESIDENT VERNA: Thank
25 you.

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2 Any questions from members of
3 the committee? Anyone else to testify on
4 this bill?

5 (No response.)

6 MR. CHAPMAN: Madam President,
7 if I may, we'd obviously need a
8 suspension of the rules on this bill.

9 COUNCIL PRESIDENT Verna: We'll
10 consider that. Thank you.

11 I would ask Mr. Ericson to
12 please read the title of Bill No. 050466.

13 THE CLERK: Bill No. 050466, an
14 ordinance to amend the Philadelphia
15 Zoning Maps by changing the zoning
16 designations of certain areas of land
17 located within an area bounded by New
18 State Road, Milnor Street, Princeton
19 Avenue, the Delaware River, and Unruh
20 Avenue.

21 COUNCIL PRESIDENT Verna: Mr.
22 Chapman?

23 MR. CHAPMAN: Thank you, Madam
24 President. Once again -- actually, it's
25 good afternoon now. For the City

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2 Planning Commission, my name is Tom
3 Chapman here to testify on Bill No.
4 050466. Councilmember Kelly introduced
5 this bill on behalf of Councilwoman
6 Krajewski on May 19 of this year. This
7 bill is an amendment to the Philadelphia
8 Zoning Map. It proposes to change the
9 zoning designation of the area bounded by
10 New State Road, Milnor Street, Princeton
11 Avenue, the Delaware River, and Unruh
12 Avenue from existing R-5 residential to
13 the new proposed waterfront redevelopment
14 district. This site is the former
15 location of the Tacony Army warehouse and
16 is about 13 acres in size. It's located
17 immediately south of St. Vincent's Home.
18 This rezoning will allow for the
19 redevelopment of this property with a
20 mixed use residential and service
21 community. The property is one of four
22 sites currently proposed for residential
23 development along the north Delaware
24 River waterfront and three of those
25 proposals were considered by this

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2 committee this morning. Tacony Point, as
3 it is to be known, will include
4 approximately 533 new dwelling units
5 comprised of mid-rise dwellings and
6 townhomes. A total of 860 parking spaces
7 are to be provided. Open area including
8 a generous setback from the river will
9 account for about 40 percent of the area
10 of the lot and two parks are also
11 included in plans of which you can see to
12 your left. The Rules Committee is also
13 considering two other rezoning requests
14 for mixed use development along the north
15 Delaware waterfront today and
16 Councilwoman Krajewski has long been an
17 advocate for this to take place in this
18 area of the City.

19 The Commission believes this
20 proposal is consistent with the Mayor's
21 vision of Philadelphia as the New River
22 City and will only serve to create new
23 interest in the development of
24 residential and mixed use communities in
25 this area of the City. The Planning

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2 Commission at its meeting of May 31,
3 2005, recommended that Bill No. 050466 be
4 approved. Thank you.

5 COUNCIL PRESIDENT Verna: Thank
6 you. Mr. Chapman, will the housing units
7 be owner-occupied or will they be for
8 rental?

9 MR. Chapman: Madam President,
10 if I may, I'd like to defer that question
11 to representatives of the developer.

12 COUNCIL PRESIDENT Verna: Fine.
13 Please identify yourself for
14 the record.

15 MR. Blow: Sure. Good morning
16 again, Madam President and members of the
17 Committee. My name is Scott Blow. I'm
18 the managing member for Transactionable
19 Property Solutions, the developer of the
20 project.

21 COUNCIL PRESIDENT Verna: My
22 question was, will the housing units be
23 owner-occupied or will they be for
24 rental?

25 MR. Blow: They will be

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2 owner-occupied.

3 COUNCIL PRESIDENT Verna: And
4 how many units are we talking about?

5 MR. BLOW: 533.

6 COUNCIL PRESIDENT Verna: Do we
7 assume that the 533 will be condominiums?

8 MR. BLOW: Yes, all
9 condominium.

10 MS. SULETA: Madam President,
11 there are 117 townhouses, 37 duplex
12 structures.

13 COUNCIL PRESIDENT Verna: I'm
14 sorry. You're going to have to speak up.

15 MS. SULETA: My name is Sharon
16 Suleta. There are 117 townhouses, 37
17 duplex structures, and there are two
18 mid-rise buildings, one ten stories with
19 299 units, the other five stories with 43
20 units.

21 COUNCIL PRESIDENT Verna:
22 Assuming Council approves this bill, when
23 will construction commence?

24 MR. BLOW: We believe the
25 construction will begin in about ten

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2 months.

3 COUNCIL PRESIDENT Verna: And
4 when do you expect the completion date to
5 be?

6 MR. BLOW: Completion date will
7 be approximately three years.

8 COUNCIL PRESIDENT Verna: What
9 is the estimated cost of the development?

10 MR. BLOW: Approximately
11 \$200 million.

12 COUNCIL PRESIDENT Verna: Are
13 there any questions from members of the
14 committee?

15 COUNCILMAN DiCICCO: Madam
16 President, I have a question for
17 Mr. Chapman on the previous bill, Bill
18 465. Thank you. The development --

19 COUNCIL PRESIDENT Verna:
20 Excuse me, Councilman. Before you ask
21 the question, is there anyone else to
22 testify on the last bill that we just
23 heard?

24 (No response.)

25 COUNCIL PRESIDENT Verna: No.

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2 Councilman DiCicco.

3 COUNCILMAN DiCICCO: The
4 development or the bills we heard earlier
5 today, specifically the three in my
6 district, 300, 418, and 419, will
7 probably more than likely not be read on
8 second and final passage until the fall.
9 How does the waterfront district impact
10 those developments or does it?

11 MR. CHAPMAN: It does not,
12 Councilman.

13 COUNCILMAN DiCICCO: So I would
14 have to make a request as the district
15 councilperson to create a waterfront
16 district? I thought the waterfront
17 district was a requirement for all
18 development along any of our waterways?

19 MR. CHAPMAN: No, Councilman.
20 This district would have to be enacted
21 just as any other rezoning request is
22 enacted on a case by case basis. So if
23 you wanted to use this district on any of
24 those sites, I think we should probably
25 be able to amend those bills because I

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2 don't think that the zoning designation
3 is mentioned.

4 COUNCILMAN DiCICCO: One or two
5 of those proposals it's pretty much
6 physically impossible to provide public
7 access because of the way they're
8 situated. But I was under the impression
9 when I cosponsored this -- and I
10 apologize for not following up on it --
11 that waterfront district meant any
12 development along the river would require
13 a certain setback to provide for public
14 access.

15 MR. CHAPMAN: No, no, that's
16 not the case, not unless we would take
17 this district and map it from one end of
18 the river to the other and --

19 COUNCILMAN DiCICCO: Is there a
20 reason why we decided not to do that?
21 Sharon's ready to jump in.

22 MS. SULETA: It's not an
23 overlay. It's an actual district. It's
24 not an overlay district. It's an actual
25 zoning district. It's compatible with

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2 the kind of development that we're
3 proposing but might not be for some of
4 the other waterfront development.

5 COUNCILMAN DiCICCO: But some
6 of those developments that may not be
7 compatible, we can always amend those to
8 be excluded. My hope was we would have
9 legislation that would as a template
10 provide for public access along all of
11 our waterways, whether it be the Delaware
12 River or the Schuylkill River, and as
13 each project develops, to see if we can
14 incorporate that legislation for the
15 50-foot setback from the bulkhead or
16 whatever into the project. And where we
17 can't, we would obviously have to make
18 adjustments because I understand some of
19 them are not physically capable of
20 providing public access from one
21 development to the adjacent development,
22 et cetera.

23 So, I mean, I'm in favor of
24 this. I don't want to hurt it, but I
25 really thought when we say master plan,

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2 for me it was a master plan that would
3 address riverfront, waterfront
4 development throughout the city of
5 Philadelphia.

6 MR. CHAPMAN: Councilman, can I
7 say we share your concern with that, with
8 any development proposal that is of a
9 sufficient size should be providing some
10 kind of 50-foot access to the waterfront.
11 And, you know, perhaps it's something
12 that we could deal with in a separate
13 bill much like you told me about in the
14 state of New Jersey.

15 COUNCILMAN DiCICCO: I'll
16 support this bill, obviously, I'm a
17 cosponsor, and vote it out. Again, not
18 to prevent development, but to address
19 some of the -- the development issues I
20 have, one of the big issues is those
21 projects is public access. So I'm
22 dealing with it anyway. And if we make
23 it part of a master plan, developers know
24 coming in what the requirements are.
25 Again, we're not going to be whetted to

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2 that that you can't develop if you don't
3 provide space. Where we can, obviously
4 we would want that incorporated. And
5 where we can't, we would make certain
6 adjustments because I think it enhances
7 the project. I think it adds an amenity
8 to the project if we have these setbacks
9 similar to what Mr. Vallone from Hoboken,
10 New Jersey, spoke about. It's
11 unfortunate he didn't bring the Maxwell
12 House Coffee project. There's some state
13 dollars in Jersey available and I think
14 maybe even some federal dollars that
15 developers can use if they're giving up a
16 portion of their land to offset some of
17 the costs by providing great public
18 space, you know, going forward. So I
19 would ask that over the summer if you can
20 work with my staff in developing
21 something that is more broad in that
22 regard, I'd appreciate it.

23 MR. CHAPMAN: It would be my
24 pleasure.

25 COUNCILMAN DiCICCO: Thank you.

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2 Thank you, Madam Chair.

3 COUNCIL PRESIDENT Verna:

4 You're welcome.

5 Any questions or comments from
6 members of the committee? Do we have
7 anyone else that would like to testify or
8 be recognized?

9 MS. Suleta: We are again
10 asking that the rules be suspended.

11 COUNCIL PRESIDENT Verna: Thank
12 you very much. This will conclude our
13 public hearing.

14 We will now go into our public
15 meeting.

16 The Chair recognizes Councilman
17 Clarke for a motion on Bill No. 050300.

18 COUNCILMAN CLARKE: Thank you,
19 Madam President. I move that Bill 050300
20 be reported out of the committee with a
21 favorable recommendation and request for
22 rules suspension as to allow for reading
23 at the next session of Council.

24 (Duly seconded.)

25 COUNCIL PRESIDENT Verna: It

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2 has been moved and seconded Bill No.
3 050300 be reported out of committee with
4 a favorable recommendation, also a
5 recommendation that the rules of Council
6 be suspended so as to permit first
7 reading at our next Council session. All
8 in favor will say aye.

9 (Chorus of "ayes.")

10 COUNCIL PRESIDENT VERNA: Those
11 opposed?

12 (No response.)

13 COUNCIL PRESIDENT VERNA: The
14 ayes have it and the motion carries.

15 The Chair again recognizes
16 Councilman Clarke regarding Bill No.
17 050418.

18 COUNCILMAN CLARKE: I move that
19 Bill 050418 be reported out of committee
20 with a favorable recommendation and
21 request for Rules suspension.

22 (Duly seconded.)

23 COUNCIL PRESIDENT VERNA: It
24 has been moved and seconded Bill No.
25 050418 be reported out of committee with

1 Rules - 6/8/05

2 a favorable recommendation, further a
3 recommendation rules of Council be
4 suspended so as to permit first reading
5 at our next Council session. All in
6 favor will indicate by saying aye.

7 (Chorus of "ayes.")

8 COUNCIL PRESIDENT VERNA: Those
9 opposed?

10 (No response.)

11 COUNCIL PRESIDENT VERNA: The
12 ayes have it. The motion carries.

13 The Chair recognizes Councilman
14 Kelly regarding Bill No. 050419.

15 COUNCILMAN KELLY: Madam Chair,
16 I move that Bill No. 050419 be reported
17 out of this committee with a favorable
18 recommendation and also a recommendation
19 that the rules of Council be suspended in
20 order that this bill may have first
21 reading at our next session of Council.

22 (Duly seconded.)

23 COUNCIL PRESIDENT VERNA: It
24 has been moved and seconded Bill No.
25 050419 be reported out of committee with

1 Rules - 6/8/05

2 a favorable recommendation, further that
3 a recommendation of the rules of Council
4 be suspended so as to permit first
5 reading at our next session of Council.

6 All in favor will please say aye.

7 (Chorus of "ayes.")

8 COUNCIL PRESIDENT VERNA: Those
9 opposed?

10 (No response.)

11 COUNCIL PRESIDENT VERNA: The
12 ayes have it and the motion carries.

13 The Chair recognizes Councilman
14 Clarke regarding Bill No. 050459.

15 COUNCILMAN CLARKE: Madam
16 President, I move for the adoption of the
17 amendment to Bill 050459.

18 (Duly seconded.)

19 COUNCIL PRESIDENT VERNA: It
20 has been moved and seconded that the
21 amendment as submitted earlier in
22 testimony be adopted. All in favor will
23 please indicate by saying aye.

24 (Chorus of "ayes.")

25 COUNCIL PRESIDENT VERNA: Those

1 Rules - 6/8/05

2 opposed?

3 (No response.)

4 COUNCIL PRESIDENT Verna: The
5 ayes have it and the amendment is
6 adopted.

7 Again the Chair recognizes
8 Councilman Clarke.

9 COUNCILMAN CLARKE: Madam
10 Chair, I move that 050459 as amended be
11 reported out of committee with a
12 favorable recommendation and request for
13 rules suspension.

14 (Duly seconded.)

15 COUNCIL PRESIDENT Verna: It
16 has been moved and seconded that Bill No.
17 050459 be reported out of Committee with
18 a favorable recommendation as amended,
19 further that the rules of Council be
20 suspended so as to permit first reading
21 at our next Council session.

22 All in favor will indicate by
23 saying aye.

24 (Chorus of "ayes.")

25 COUNCIL PRESIDENT Verna: Those

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2 opposed?

3 (No response.)

4 COUNCIL PRESIDENT VERNA: The
5 ayes have it and the motion carries.

6 Again the Chair recognizes
7 Councilman Clarke.

8 COUNCILMAN CLARKE: Madam
9 Chair, I move for the adoption to
10 amendments to Bill 050462.

11 COUNCIL PRESIDENT VERNA: Do I
12 a hear a second?

13 (Duly seconded.)

14 COUNCIL PRESIDENT VERNA: It
15 has been moved and seconded that the
16 amendments as proposed be adopted. All
17 in favor will say aye.

18 (Chorus of "ayes.")

19 COUNCIL PRESIDENT VERNA: Those
20 opposed?

21 (No response.)

22 COUNCIL PRESIDENT VERNA: The
23 ayes have it and the motion carries.

24 The Chair recognizes Councilman
25 Clarke.

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2 COUNCILMAN CLARKE: Madam

3 Chair, I move that 050462 as amended be
4 reported out of committee with a
5 favorable recommendation and request for
6 rules suspension.

7 (Duly seconded.)

8 COUNCIL PRESIDENT Verna: It
9 has been moved and seconded that Bill No.
10 050462 be reported out of committee with
11 a favorable recommendation as amended,
12 further that the rules of Council be
13 suspended so as to permit first reading
14 at our next session of Council. All in
15 favor will please say aye.

16 (Chorus of "ayes.")

17 COUNCIL PRESIDENT Verna: Those
18 opposed?

19 (No response.)

20 COUNCIL PRESIDENT Verna: The
21 ayes have it and the motion carries.

22 The Chair recognizes
23 Councilwoman Miller regarding Bill No.
24 050463.

25 COUNCILWOMAN MILLER: Thank

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2 you, Madam Chair. I move that Bill
3 050463 be reported out of this committee
4 with a favorable recommendation and
5 further request that the rules of Council
6 be suspended so as to permit first
7 reading at our next session.

8 (Duly seconded.)

9 COUNCIL PRESIDENT VERNA: It
10 has been moved and seconded that Bill
11 050463 be reported out of committee with
12 a favorable recommendation, further that
13 a recommendation of the Rules of Council
14 be suspended so as to permit first
15 reading at our next session of Council.
16 All in favor will please say aye.

17 (Chorus of "ayes.")

18 COUNCIL PRESIDENT VERNA: Those
19 opposed?

20 (No response.)

21 COUNCIL PRESIDENT VERNA: The
22 ayes have it and the motion carries.

23 The Chair recognizes
24 Councilwoman Brown regarding Bill No.
25 050464.

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2 COUNCILWOMAN REYNOLDS-BROWN:

3 Madam President, I moved that Bill No.
4 050464 be reported out of committee with
5 a favorable recommendation and a further
6 recommendation that the rules of Council
7 be suspended.

8 (Duly seconded.)

9 COUNCIL PRESIDENT Verna: It
10 has been moved and seconded that Bill No.
11 050464 be reported out of committee with
12 a favorable recommendation, also a
13 recommendation that the rules of Council
14 be suspended so as to permit first
15 reading at our next session of Council.
16 All in favor will indicate by saying aye.

17 (Chorus of "ayes.")

18 COUNCIL PRESIDENT Verna: Those
19 opposed?

20 (No response.)

21 COUNCIL PRESIDENT Verna: The
22 ayes have it and the motion carries.

23 The Chair recognizes Councilman
24 Clarke regarding Bill No. 050465.

25 COUNCILMAN CLARKE: Madam

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2 President, I move for the adoption of the
3 amendments to Bill 050465.

4 (Duly seconded.)

5 COUNCIL PRESIDENT Verna: It
6 has been moved and seconded that the
7 amendments as proposed earlier to Bill
8 No. 050465 be adopted. All in favor
9 please say aye.

10 (Chorus of "ayes.")

11 COUNCIL PRESIDENT Verna: Those
12 opposed?

13 (No response.)

14 COUNCIL PRESIDENT Verna: The
15 ayes have it and motion carries.

16 Again the Chair recognizes
17 Councilman Clarke.

18 COUNCILMAN CLARKE: I move that
19 Bill 050465 as amended be reported out of
20 the committee with a favorable
21 recommendation and request for a
22 suspension of the rules that allow
23 reading at next session of Council.

24 (Duly seconded.)

25 COUNCIL PRESIDENT Verna: It

1 Rules - 6/8/05

2 has been moved and seconded that Bill No.
3 050465 be reported out of committee with
4 a favorable recommendation as amended,
5 further that the rules of Council be
6 suspended so as to permit first reading
7 at our next Council session. All in
8 favor will indicate by saying aye.

9 (Chorus of "ayes.")

10 COUNCIL PRESIDENT Verna: Those
11 opposed?

12 (No response.)

13 COUNCIL PRESIDENT Verna: The
14 ayes have it and the motion carries.

15 The Chair recognizes Councilman
16 Clarke regarding Bill No. 050466.

17 COUNCILMAN CLARKE: I move Bill
18 050466 be reported out of committee with
19 a favorable recommendation and request
20 for suspension of the rules to allow
21 reading at next session of Council.

22 (Duly seconded.)

23 COUNCIL PRESIDENT Verna: It
24 has been moved and seconded that Bill
25 050466 be reported out of committee with

1 Rules - 6/8/05

2 a favorable recommendation, also a
3 recommendation that the rules of Council
4 be suspended so as to permit first
5 reading at our next session of Council.
6 All in favor will say aye.

7 (Chorus of "ayes.")

8 COUNCIL PRESIDENT VERNA: Those
9 opposed?

10 (No response.)

11 COUNCIL PRESIDENT VERNA: The
12 ayes have it. The motion carries.

13 And this concludes our public
14 meeting of the Committee on Rules. Thank
15 you all very much.

16 (Whereupon the hearing
17 adjourned at 12:25 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
hearing taken on June 8, 2005, and that
this is a true and correct transcript of
same.

Kimberly A. Overwise
Certified Realtime Reporter
Notary Public

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