

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON HOUSING, NEIGHBORHOOD DEVELOPMENT
AND THE HOMELESS

Room 400, City Hall
Philadelphia, Pennsylvania
Friday, June 7, 2013
10:19 a.m.

PRESENT:

COUNCILWOMAN JANNIE L. BLACKWELL, CHAIR

RESOLUTIONS: 130309

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2 COUNCILWOMAN BLACKWELL: Good morning,
3 everyone. We will now call into order the
4 Committee on Housing, Neighborhood Development and
5 the Homeless. We shouldn't be long today to
6 discuss Resolution 130309. We will ask the clerk
7 to read the title of the Resolution.

8 THE CLERK: Calling on the City Council of
9 Philadelphia Committee on Housing, Neighborhood
10 Development and the Homeless to hold hearings
11 concerning the City Planning Commission's Project:
12 Philadelphia-2035.

13 COUNCILWOMAN BLACKWELL: Thank you very
14 much. Thank you.

15 Welcome both of you, Greenberger and
16 certainly Deputy Mayor, Mr. Jastrzab certainly.
17 Thank you for coming. Thank you for being here
18 Andy Maloney. And we appreciate all who are here.

19 So we ask you to identify yourself for the
20 record and then we can begin.

21 MR. GREENBERGER: Okay. Good morning,
22 Councilwoman Blackwell. I'm Alan Greenberger.
23 I'm Deputy Mayor for Economic Development and
24 Chairman of the Planning Commission. And we

1 appreciate the opportunity to be here.

2 Would you -- would you like me to summarize
3 this?

4 COUNCILWOMAN BLACKWELL: That would be
5 fine.

6 MR. GREENBERGER: Okay.

7 Let me introduce whose -- who is with me
8 this morning. Of course you know Gary Jastrzab,
9 the Executive Director. Some of our other staff
10 are here: Alan Urek, who is the Acting Deputy
11 Executive Director; Rick Redding, who you have
12 known for a long time; and Andrew Maloney, whom
13 you have known quite a long time as well who is
14 the project manager for the University of
15 Southwest District Plant.

16 I also wanted to make it a point -- and
17 we'll do this again more personally -- to
18 introduce -- or reintroduce hopefully Eleanor
19 Sharpe to you. She is the Commission's new
20 Director of Plan Implementation. She served, if
21 you remember, as an appointed member of the Zoning
22 Code Commission before leaving Philadelphia
23 for another -- as Planning Director in another
24 jurisdiction. But we are very happy that we got

1 her back. And you'll be seeing a lot more of her
2 as well as other members of the -- of Council as
3 we start to get into issues of remapping. We're
4 going to have to work very closely with you and
5 other District Councilmembers, and Eleanor will be
6 the lead on that.

7 COUNCILWOMAN BLACKWELL: Great.

8 MR. GREENBERGER: Just to summarize, since
9 2008 the Planning Commission and its former sister
10 agency, the Zoning Code Commission, have been
11 engaged in three critical things in the City:
12 Rewriting the code -- rewriting the Zoning Code,
13 developing a new comprehensive plan for the
14 City -- both of those first in 50 years -- and
15 conducting extensive civic engagement training
16 activities through something called the Citizens
17 Planning Institute.

18 And I just want to note that these combined
19 actions won this Commission national acclaim and
20 was the recipient this year of the American
21 Planning Association's National Planning
22 Excellence Award.

23 Let me review the three activities quickly
24 that we have done in the last five years. In

1 December 2011, after four years of work, City
2 Council unanimously passed and Mayor Nutter signed
3 into law the first comprehensive revision of the
4 City Zoning Code in 50 years. The new code
5 modernizes the City's land use and subdivision
6 regulations, streamlines and promotes
7 predictability and development approval,
8 incorporates an open and transparent civic design
9 review process, and codifies the role of citizens
10 in the development approval process.

11 The Code was effective on August 2012 and
12 was also reorganized to be easier to understand
13 and to navigate. We now nine months into that
14 experience with the Code, and the reviews thus far
15 have been positive. It doesn't mean it's perfect.
16 In fact, beginning earlier this week, the
17 Commission staff began a series of listening
18 session meetings to hear from code users about
19 both desired and needed improvements. And that
20 will then take the form of a report back to
21 Council this August on recommending any fine
22 tuning adjustments.

23 In fact, I think there was a listening
24 session last night, wasn't it? Where was it?

1 Wednesday. Where was it? I'm sorry. These were
2 at Commission offices, and there was another one
3 this morning.

4 In order to have a new code, we also felt
5 that we needed to develop a new comprehensive plan
6 for the City to sort of coordinate with it. And
7 the first phase of that plan was adopted by the
8 Commission in June '11. It's a 25-year frame work
9 for the City's sustained work and development.

10 The second piece of the comprehensive plan
11 is looking at 18 strategic district plans to
12 address issues of land use, zoning, urban design,
13 healthy communities and other physical
14 infrastructure. Primary goal of those district
15 plans is to identify preferred land uses
16 particularly in areas of the City where the zoning
17 no longer affects neighborhood realities or
18 intensions and then to make recommendations for
19 changes.

20 These recommendations in the plan have no
21 statutory obligation, but they do serve as a
22 community's guideline for zoning changes that must
23 come from the District Councilmember working
24 cooperatively with the Planning Commission. We

1 are committed to working with each and every
2 District Councilmember to update zoning based on
3 the plans land use recommendations throughout
4 their districts at a pace and at a scope that each
5 of them, each of the District Councilmembers,
6 deems appropriate to the communities they
7 represent.

8 The first three district plans were adopted
9 last year by the Planning Commission: Lower
10 South, West Park and Lower Northeast. There are
11 two more plans that are scheduled for adoption at
12 the Commission meeting next week, the Central plan
13 and University Southwest. Work has begun on the
14 next two plans, Central Northeast and Lower North
15 which we anticipate completing at the end of 2013.

16 Each of these plans involves extensive
17 public outreach through the creation of a District
18 Steering Committee composed of multiple
19 stakeholders including community associations,
20 institutions, businesses, city departments and
21 City Council representatives. Steering Committees
22 meet regularly during the nine-month planning
23 process for each district assessing existing
24 conditions, developing and refining plan

1 recommendations and reviewing plan documents.

2 In addition, three large scale public
3 meetings open to all are held in each district to
4 hear the community's voice and to ensure that all
5 points of view can be expressed and are carefully
6 considered. The district plans are also reviewed
7 publicly through updates of the monthly meetings
8 of the City Planning Commission and made available
9 for examination and review on the Commission's
10 website.

11 The Commission's staff makes extensive use
12 of email and social media such as Facebook,
13 Twitter, Texts and the Commission staff's own blog
14 called Philadelphia Planeto to get out the word
15 about the district planning process and plan
16 recommendations.

17 Finally, the Commission staff is available
18 to meet and discuss these plans with groups and
19 individuals. To date, the Commission has engaged
20 1400 citizens in district planned public meetings.
21 An additional almost 20,000 members of the public
22 through social media.

23 As a final note, to encourage citizen
24 participation in the planning process, the City

1 Planning Commission created the Citizens Planning
2 Institute as its education and civic engagement
3 arm. The mission of CPI is to empower
4 Philadelphians to take a more active and informed
5 role in shaping the future of the city and
6 individual neighborhoods through a better
7 understanding of planning, zoning and development
8 process. Each spring and fall, CPI offers classes
9 that focus on planning, community development and
10 urban design topics. So far, we've offered six
11 semesters of classes and have graduated 180
12 citizen planners serving community organizations
13 and individuals throughout the City. Its seventh
14 semester of classes will begin this fall.

15 Since the new Zoning Code became law in
16 20 -- in December 2011, CPI has also conducted
17 numerous community workshops and technical
18 training for the new code. Over 450 community
19 representatives, municipal employees, land use
20 attorneys, architects, developers and others have
21 taken advantage of this training. In all of these
22 activities, the Planning Commission has remained
23 committed to inclusive, open, transparent
24 processes and will continue to do so. Citizen

1 participation and the sharing of information and
2 ideas are essential components in effective
3 planning and have long been a tradition of this
4 Commission in our City.

5 This concludes my testimony. And I'm happy
6 to answer your questions.

7 COUNCILWOMAN BLACKWELL: Thank you very
8 much. Again, we want to thank everyone for being
9 here. And we appreciate, obviously, working with
10 Rick Redding and obviously with our planner, Andy
11 Maloney.

12 We wanted to ask a few questions. As you
13 know, this deals with the Zoning Code as did the
14 Registered Community Organization issue. And we
15 learned after we introduced legislation to make it
16 service the public that people on the inside were
17 angry. And said, why don't you give it a year and
18 we shouldn't do these things. Not that they've
19 ever come up with any real -- I think I finally
20 got one memo last week from a lawyer -- not that
21 they come up with any real specific issues as to
22 why they are displeased, only that we shouldn't
23 interfere with what was done. Ergo, that is the
24 reason why I wanted these hearings.

1 We all worked together, Council obviously
2 and the Administration. And if we are to service
3 our community, we all need to be on the same page
4 in advance and not be reactive. I didn't want to
5 react to what the -- what was happening in this
6 issue. I wanted to preact. And therefore, we
7 wanted to have a hearing to get ready so that
8 should we need to have another hearing after we
9 get past budget and all, everybody is really tied
10 up.

11 MR. GREENBERGER: Sure.

12 COUNCILWOMAN BLACKWELL: But we wanted to
13 just take a little while and have preliminary
14 discussions via this resolution this morning. And
15 that is why we even mentioned RCOs in our
16 resolution that people were displeased. And we
17 didn't want to be that way again.

18 As you see, I took two maps that I have.
19 And they show that -- they show codes. They also
20 show various colors how the map has changed, new
21 and old. But we don't know anything about those
22 things. That is my main problem. When we -- I
23 want to ask you -- let me ask a question in the
24 middle of that statement.

1 And that is, what is the role of City
2 Council?

3 I assume that out of this process you all
4 would suggest legislation. So, what -- what is
5 our -- what is City Council's role?

6 You submit legislation asking us to okay
7 these changes and then life changes. And then
8 what is our role then in the whole zoning process?

9 MR. GREENBERGER: Well, let me -- let me
10 change a little bit what you said because I think
11 it's going to be a little different than that. I
12 don't think it is our role as a Commission to
13 submit legislation and then, say, ask you as a
14 District Councilperson what are you going to do
15 about it. I think the role is actually to work
16 closely with your office so that any changes that
17 are proposed in zoning are actually coming from
18 the District Council level.

19 So, I think that has to be -- it's got to
20 be much more engagement. We're not looking to
21 create a plan and say here it is Councilwoman, you
22 know, you got to do it. This is -- this is a
23 series of well thought through proposed changes.
24 The things on the map here, this is a little bit

1 of a different topic and we can come back to that.

2 But the purpose of the plans is to say we
3 have obsolete land use zoning in many of our
4 neighborhoods. Some of that, certain
5 neighborhoods, it often came from industrial
6 zoning where there is no longer industrial uses
7 and communities are interested in changing that.
8 So, you try as best you can in the plan working
9 with all the groups that we work with as well as
10 with District Council offices to develop a plan
11 that reflects the broadest set of intentions and
12 good for the City. Not everybody is going to
13 agree about exactly what those are. But in the
14 end, they are recommendations only. And they can
15 only be implemented through the District Council
16 office.

17 And we'll certainly work cooperatively with
18 each and every District Councilmember to do it in
19 whatever way he or she feels is the right way to
20 do this. I can readily acknowledge, and I told my
21 staff this many times, for some District
22 Councilmembers, they may want to do larger scale
23 more sort of sweeping zoning changes to clean up
24 things that everybody acknowledges are not right.

1 In other council districts, it may be more one at
2 a time and situational.

3 I think we are prepared to go -- to move
4 wherever the District Councilmember wants to move
5 on that because it doesn't serve anybody's
6 interest to do otherwise.

7 COUNCILWOMAN BLACKWELL: Absolutely. We
8 are concerned. I represent more institutions than
9 anyone, as you know, in University City area and
10 Southwest and even on the other end, the zoo. And
11 we represent all the, you know, more institutions
12 and so forth. And certainly, we have very active
13 community groups who fight everything from height
14 of buildings as do some of the members from South
15 Philly, to density, to university saying they want
16 students who are freshmen and sophomores to live
17 in the area and the community --

18 MR. GREENBERGER: Sure.

19 COUNCILWOMAN BLACKWELL: -- saying we don't
20 know if we want those students, so across the
21 board. Southwest is -- we are trying to really
22 invest in our fight for inclusion all the time.
23 And they have a lot of vacant land.

24 But across the board, we have all of these

1 community groups that we have trusted to serve and
2 represent who certainly have their issues. And
3 they -- and they rightfully so come to their
4 Councilpersons for clarity and for support. So
5 sometimes, you know, you have to kind of try to be
6 Solomon with the sword and figure out how you work
7 it out. It happens more and more.

8 MR. GREENBERGER: Right.

9 COUNCILWOMAN BLACKWELL: Didn't always.
10 But during these days and these times, we find
11 that people have a lot of different interests. It
12 took us a long time, for example, to get 38th and
13 Chestnut straight with the church and demolition
14 of a building. And we are still going through it
15 on 40th and Pine with Penn. So, there are --
16 there are some lingering issues. And Powelton
17 Village and Civic Association has a lot to say as
18 does in Southwest, Southwest District services.

19 So, we are trying our best to make sure
20 that there is inclusion such that they don't come
21 to us and we already agreed to rezone everything
22 and that Council would have no say in it.

23 MR. GREENBERGER: Right. And unless, you
24 know, in your district -- just using an example.

1 You have a pretty complicated district --

2 COUNCILWOMAN BLACKWELL: Yes.

3 MR. GREENBERGER: -- because of a lot of
4 communities plus a lot of big institutions. You
5 know, there is -- there is so much going on and
6 it's so packed together that inevitably, people
7 are going to -- somebody is going to disagree,
8 right, about some issue somewhere.

9 We absolutely have to rely on you as Third
10 District Councilwoman to -- to move whatever is
11 going to happen forward. We just can't do it
12 otherwise. We have no interest in trying to
13 impose it on anybody. It's not our role either
14 statutorily or just even at a kind of
15 philosophical level. It's got to be done with
16 you.

17 COUNCILWOMAN BLACKWELL: And my questions
18 have been, even with the changes in maps which
19 changed dramatically, we haven't been contacted.
20 I appreciate my staff has been to the meetings and
21 all of that. But we don't even get code
22 designations or and -- why it changes so
23 dramatically.

24 And, I mean, in some areas where there is

1 streets where they have started doing some housing
2 like on Sansom Street, I understand. That's fine.
3 We should change that to residential. But I don't
4 know why we changed the whole middle.

5 Is that all university area? We already
6 have IDD or the new name for Institution
7 Development Districts. So, we have all of that.

8 I don't understand because -- my question
9 is, if there would be a -- my question is really
10 about process. If there were a process where
11 those who sit at MSB, say, I think this would work
12 in that area -- and I know I represent many
13 communities as well as Penn, Drexel, HUP, CHOP,
14 Misericordia, USP Science Center, Cira Centre,
15 Zoo, all of these places. But if I knew what were
16 in somebody's head, then without there being a big
17 community plan where everybody -- we all get along
18 in the communities, like the dialogue and like the
19 discussion, then I would be comfortable that
20 whenever legislation comes through, that I am
21 representing all those institutions, all my
22 community groups and all its citizens. I am sure
23 that I am representing them.

24 But when you -- you're in your office and

1 you find out they have all of these codes and they
2 have all of these new codes and that all of
3 that -- those issues and representations are in
4 community meetings but nobody comes to us first, I
5 don't want to react to something because I don't
6 want to end up fighting my community.

7 If I have a community group and they say,
8 you know, I don't agree with this. I'd rather us
9 not disagree. I'd rather us meet and then we are
10 together in the beginning of the process and we
11 are not reacting to something that already exists.
12 And that is at the core of why I am here.

13 If we can have a process where Council was
14 included before you start community meetings, then
15 we don't feel that we may have to react to
16 something. Because for the most part, we are
17 going to agree. We always have. I don't see any
18 reason that we don't. But I don't like not
19 knowing what all of those codes mean and why --
20 you know, area that was -- that was all orange or
21 peach is now all yellow.

22 Like my whole district, even the purple
23 part, I got light purple. I got dark purple. And
24 then the next Council, I will have a lot of the

1 Schuylkill River stuff. So we have a lot of -- I
2 love the action and I love the development. But
3 certainly, it's very uncomfortable for me to be in
4 a position where I have to react to what -- what
5 the City is doing and not to -- not to be on board
6 with them when we go to community meetings. And
7 then it makes it very difficult.

8 And I assume some of the members of -- some
9 of my colleagues, especially the district people,
10 District Council people, might have the same
11 issues. At-large people can work it out, but
12 certainly we district people have to be in sync
13 with the communities, with private entities as
14 well as with the community groups and neighbors --

15 MR. GREENBERGER: Yeah.

16 COUNCILWOMAN BLACKWELL: -- when these
17 kinds of changes occur.

18 MR. GREENBERGER: Well, let me -- let me,
19 if I could, let me just comment on the changes and
20 bring up something I know I just talked to you
21 about before that I really want to do. We're not
22 going to do it today because it's going to --
23 zoning is a maddeningly detailed thing, as you
24 know.

1 COUNCILWOMAN BLACKWELL: Yes.

2 MR. GREENBERGER: And it's really hard --
3 it's hard for us to deal with it all the time.
4 It's triple hard for District Councilmembers to
5 really understand the kind of intricacy that is
6 built into this thing.

7 What I want to just say more generally is
8 that you kept referring to changes that were made.
9 The Code when it was adopted included a transition
10 of existing zoning districts to their companion
11 new designations. So, the designation names have
12 changed but the substance of all of the districts
13 that existed before is the same as what it is now.
14 The only changes that actually exist in substance
15 are ones that actually you would have -- in your
16 district, that you would have proposed.

17 So, I think we are getting confused by
18 colors on the map. What I would like to really do
19 is have our staff meet with you and your staff and
20 methodically go through how that works. I think
21 what you'll see is that the changes that you are
22 worried about, in fact, are not changes. The land
23 uses have not changed. The zoning hasn't changed.
24 Generally speaking, the rules around them haven't

1 changed. Some colors may have changed. If that's
2 confusing everybody, I want to get to the bottom
3 of that and make you and the other District
4 Councilmembers comfortable with where that is.

5 COUNCILWOMAN BLACKWELL: Certainly, we
6 welcome that. And we ask that for all district,
7 at least District Council people, which is why we
8 still wanted to have a hearing so that that --
9 that that explanation and briefing could be made
10 to all of them, as well.

11 MR. GREENBERGER: I would love to do that
12 over the summer when hopefully --

13 COUNCILWOMAN BLACKWELL: That would be
14 great.

15 MR. GREENBERGER: -- things are a little
16 calmer.

17 COUNCILWOMAN BLACKWELL: That's right.
18 Because these are still rough times. And also, as
19 with the Zoning Code, I went to -- I didn't these.
20 Marty went. And I thank Marty for being there,
21 and he was fine with everything. It's not Marty,
22 it's me.

23 But the -- we went to all -- I went to all
24 the Zoning Codes in -- West Philadelphia usually

1 turns out well. We enjoy our meetings. And when
2 we talked about changing the Zoning Code, some of
3 the issues that we brought up with in our
4 legislation weren't discussed. So, that is the
5 other thing that worries me.

6 If somebody realizes after -- before
7 legislation is presented that it would be better
8 if we make certain changes, then we need those to
9 come with me. I really take a issue. Because
10 this issue, you know, the Committee on Housing,
11 Neighborhood Development and Homeless was created
12 for me. It's my passion. And so, we're really
13 concerned when there is a question about our
14 commitment. But we think it's going to be a lot
15 better with the new designation of who RCOs are
16 and what they have to do. It will be -- allow for
17 much more inclusion.

18 So as I said, we try to do that. But we
19 believe in being on the team. But we got to make
20 sure that being on the team means that we all have
21 full and open dialogue and open discussion about
22 what that means. As I said, for all those who
23 complain about us and the RCO legislation, they
24 are not coming up with anything to make it better.

1 They just said give us a year and -- give us a
2 year to just do what we want. And I don't even
3 know what that means. We're elected to try to
4 make things, always try to improve what we do and
5 try to make activities better.

6 MR. GREENBERGER: Well, you know, we are
7 conducting these listening sessions right now. We
8 will report to Council on schedule in August what
9 we're hearing about everything in the code, any
10 subject.

11 COUNCILWOMAN BLACKWELL: Great.

12 MR. GREENBERGER: We are interested in
13 adjustments where they are the right thing to do.

14 COUNCILWOMAN BLACKWELL: All right. Thank
15 you very much.

16 If you would stay for a moment, I want to
17 ask Theresa McCormick and Tiffany Greene to come
18 forward, and then we will go from there.

19 MR. GREENBERGER: Councilwoman, I do need
20 personally to get back to meeting about this
21 week's collapse and tragedy. If you wouldn't mind
22 my being able to excuse myself, my staff is
23 completely ready to stay here. Is that all right?

24 COUNCILWOMAN BLACKWELL: Thank you.

1 MR. GREENBERGER: Thank you.

2 COUNCILWOMAN BLACKWELL: Ladies, good
3 morning.

4 MS. GREENE: Good morning.

5 COUNCILWOMAN BLACKWELL: Please identify
6 yourself for the record and then make your
7 testimony. Thank you.

8 MS. GREENE: Good morning, Councilwoman
9 Blackwell. Thank you very much for inviting us to
10 speak. As you know, we've been very passionate
11 about this issue, too. And I was thinking about
12 this the other day because, you know, I know -- I
13 want to speak about last week and how we -- we
14 kind of had what we call a Rosa Parks moment which
15 was enough was enough for us.

16 When we look back at the -- initially, when
17 we came down here to City Council and asked for a
18 moratorium because we felt that certain part of
19 the Zoning Code, the new Zoning Code, was having a
20 serious impact on our community, we were new. We
21 were very immature. We didn't know. We thought
22 we were coming down and we were going to have our
23 cries heard and it would be smooth and taken care
24 of, but that has not been the issue.

1 And so, this has been two years, two long
2 years, of continuing to try and preserve our
3 neighborhood based on a Zoning Code that we feel
4 is creating a residential segregation. We feel
5 that this new Zoning Code is bringing about
6 exclusionary zoning. Exclusionary zoning is
7 something that goes way back in history.

8 Exclusionary zoning was built about
9 basically from the suburbs when many of the
10 minorities wanted to move out to the suburbs.
11 Exclusionary zoning was put together. This is
12 based on land use policies that are implemented by
13 different governments around the country when they
14 want to bring about a certain type of neighborhood
15 in the -- or bring about certain type of housing
16 in particular neighborhoods.

17 The question is, does new development mean
18 the removal of poor, black and brown people in
19 different communities? This new development right
20 now with the Philly 35 plan, these are real
21 concerns.

22 First of all, there has not been a lot of
23 information about the Philly 35 plan. And that --
24 and that what is going on with the Philly 35 plan

1 from our perspective is this. When they first
2 came to Point Breeze, they brought a PowerPoint
3 presentation. PowerPoint presentation is very
4 good because people can see. It's visual. You
5 have somebody explain it. You can say, what is
6 this, what is that.

7 After we challenged that, what we saw from
8 the Planning Commission at the time or the move
9 from, let's say, RDA Terry Gillen, they turned to
10 a poster board approach. Poster board approach
11 where they bring the poster boards out into the
12 communities and they put these maps up on the
13 boards. And many times when you go to these
14 meetings, what you find is you find senior
15 citizens sitting over on the side. You find
16 people who reading abilities may not be up to par.
17 And many times, they feel embarrassed about going
18 around because they may not understand what the
19 actual codes are. And so we find that this is
20 disenfranchising a lot of communities or turning
21 them off from even trying to figure out what's
22 going on.

23 Then with the poster board approach, they
24 have their people write out their little comments

1 on poster boards, which you never see again.
2 Okay. And then it seems like the poster board
3 approach is used to gather their own consensus to
4 show proof of their policies that they want to put
5 forth among -- you know, regarding -- to City
6 Council to approve. We think that this poster
7 board approach is really not good for the
8 community. It should be more PowerPoint where
9 people can write down.

10 And also, comments should be written down
11 on paper form where you, yourself, as a
12 Councilperson can get copies and read for yourself
13 as opposed to poster boards where they are written
14 and how do you know that the sheet is not pulled
15 off and destroyed. I am just saying that because
16 this is where the lack of information and
17 education as far as the community and knowing what
18 is going as far as this new Zoning Code.

19 The other thing -- I am sorry. I left my
20 glasses, so I really can't see. But I wanted to
21 talk about how the new Zoning Code at this
22 particular point is creating a lot of the -- what
23 I looked at last week was the Planning Commission
24 last month passed through a lot of transfers of

1 business areas turning to CMX3. CMX3 allows for
2 first floor commercial with high-end -- with
3 condominiums on top. And it appears that a lot of
4 that is in your area, too. And so, a lot of
5 people may not want that in their particular area.
6 But once you put it through as legislation under
7 the Philly 35 plan, which is the remapping and the
8 rezoning, it becomes a permanent policy with no
9 chance of reversing. All right.

10 The other issue is that when people through
11 the community -- there is no real independent
12 entity where you can go to. Point Breeze, we have
13 been everywhere. We have been through every
14 legal, free legal wherever you can go to try and
15 get help. Most of the people do not know about
16 zoning. They do housing. They do foreclosure.
17 They do mortgage protection. They do -- if you
18 have land tenant issues, but nobody is doing
19 zoning.

20 So how do you -- where do you get the help
21 for that as far as your own community is concerned
22 if this Philly 35 plan is implemented? Well, you
23 have to appeal. They say, well, you can go down
24 to ZBA. We have shown -- we have looked at our

1 cases that when it comes down to the communities
2 and it's a community going up against a developer,
3 many times the community lose and the developer is
4 winning. So therefore, you have to appeal to the
5 Common Pleas Court. And then when you go in
6 there, there is no help. You usually have to do
7 pro se, and a lot of residents don't have that
8 type of experience or anything.

9 In New York, they have what they call
10 public interest lawyer where you can go and -- a
11 public advocate. And the Public Advocate Office,
12 if you think that there is some severe
13 discrepancies or disparities in your community,
14 you can go to the Public Advocacy Office in New
15 York and talk to them about your issue. And then
16 they can represent you in terms of legal or in
17 terms of land zoning issues, which they have
18 addressed up in New York city for people.

19 But in Philadelphia we don't have that. So
20 when you go to appeal, at that point a lot of
21 times you can't get a zoning lawyer because they
22 have conflicts. They are usually working with
23 developers, and they do not want to take on the
24 case if they think it may have an effect on their

1 future earnings.

2 The reason why I am pointing all this out
3 because a lot of this is not in the best interest
4 of the community resident in Philadelphia. We are
5 at a total disadvantage. This type of Philly 35
6 plan, like you said, they come to you and they
7 have changed all of these different codes. Nobody
8 really knows what they are. Okay. And then they
9 want to pass it through. And all of a sudden you
10 see these buildings going up in your community,
11 and you don't know what to say. It's all due to
12 the By Right.

13 I'm going to sum it up soon. But the By
14 Right po -- this is a By Right Policy. They have
15 an actual poster where it says By Right, and it
16 shows you where it bypasses the community. We are
17 saying that this By Right Policy means that the
18 developer can come in and pay X amount of money,
19 go through -- get his permits and bill. They
20 don't even necessarily have to come through City
21 Council once it turns into By Right Policy.

22 Well, By Right is really exclusionary
23 zoning. What they've done is they have taken the
24 variances out of the Zoning Code. They've taken

1 hundreds of variances out of the Zoning Code. And
2 this is what Philadelphia -- why we are so closed
3 knit. Because they have a lot of variances. You
4 needed a lot of community approval. What they
5 did, they took out the variances -- City Planning
6 and the Zoning Commission. And when they took out
7 variances, that means at that point they can
8 bypass the community.

9 So with the By Right Policy, we are saying
10 that at this particular point, that this has led
11 to residential segregation. You have a lot of
12 condominiums popping up all over the place. When
13 we look at them, we haven't really been able to
14 get in there. When we see and we look at a lot of
15 new development, it has that of a white face. It
16 does not have minorities moving into these high --
17 these new developments. And this is how these
18 neighborhoods are turning into residential
19 segregation.

20 A lot of new development, lot of private
21 developers want to build 3/400,000 thousand dollar
22 homes. They are not building any kind of
23 affordable housing. The only affordable housing
24 being built is by PHA. The private -- there is no

1 incentive for the private developer to build an
2 affordable home at all. There is nothing on the
3 books regarding that. There is a report by the
4 Thomas Fordham Institute came out in June 2012
5 that says the fastest gentrifying neighborhoods in
6 the U.S.

7 Just to prove our point, in Chicago in
8 2000, the communities, urban communities, were
9 37 percent white. Then 2010, it's now up to
10 75 percent in certain Zoning Codes. There is an
11 increase of 37.7 percent. If you go to
12 Washington, D.C., in certain urban areas, it was
13 5.6 percent. Now it has increased to
14 32.8 percent, an increase of 27 percent. In
15 Philadelphia in certain zoning codes, it was
16 24 percent. And now it's up to 45, 16 percent.
17 This is certain selected ZIP codes based -- up 20
18 percent. You can actually see where the actual
19 ratio segregation is starting to take effect. And
20 the new Zoning Code is really excluding a lot of
21 the participation.

22 We are asking at this particular point that
23 there be a community commission of our peers put
24 forth to review the Philly 35 plan and a new

1 Zoning Code to see what the disparity and the
2 discrimination impact it is having on low and
3 moderate income and minority communities. There
4 is communities in Philadelphia have all been
5 totally wiped out. Extremely wiped out. Okay.
6 Philadelphia west, Northern Liberties, Fairmount
7 and a lot of other areas coming around to that due
8 to this new By Right code or policy.

9 So when you don't have a say in your
10 community and all you can do is stand there and
11 watch somebody build, that is not right. We
12 should have a say, too.

13 COUNCILWOMAN BLACKWELL: Thank you,
14 Ms. Greene. It certainly -- we are going to ask
15 someone to respond to the issue of By Right and
16 this whole issue of a residential segregation.

17 Can somebody speak to that issue?

18 MR. JASTRZAB: Well, the Zoning Code --

19 COUNCILWOMAN BLACKWELL: Please identify
20 yourself.

21 MR. JASTRZAB: My name is Gary Jastrzab. I
22 am Executive Director of the City Planning
23 Commission.

24 The Zoning Code is really geared to control

1 the physical nature of buildings on lots. It's
2 not -- it's not reflective of whether or not
3 units, housing units are owner-occupied, renter
4 occupied or condominium. So essentially, the
5 Zoning Code is color blind. It's also gender
6 blind. It just regulates physical construction in
7 what can be constructed on a particular lot.

8 We're certainly concerned with issues of
9 residential segregation, the lack of affordable
10 housing. But that's not something that the Zoning
11 Code particularly regulates. There are other
12 mechanisms within the City's development agencies
13 that can begin to address those issues. And, of
14 course, there is never enough money to go around
15 to provide all the affordable housing that is
16 needed in the City. We're certainly always
17 looking to find federal resources, other private
18 resources to provide that kind of housing.

19 But it's not something that is really
20 regulated by the Zoning Code. It is an important
21 issue, but this Zoning Code just does not regulate
22 that kind of activity.

23 COUNCILWOMAN BLACKWELL: One other issue
24 that Ms. Greene mentioned was the issue of a

1 community commission.

2 And how do you feel about that?

3 MR. JASTRZAB: We are certainly open to --
4 to talking to any community groups or any
5 individuals. We have met with Ms. Greene and
6 Ms. McCormick several times over the last couple
7 of years. We are certainly happy to continue to
8 meet and discuss with them.

9 We have nothing to hide. Our principles
10 are to be open, transparent and sharing of ideas
11 and information. So, we are certainly welcome --
12 welcome to continue those meetings.

13 COUNCILWOMAN BLACKWELL: Certainly, as you
14 know, they are from South Philadelphia. They are
15 not from my district. But I know they have had an
16 issue over the years with the height of buildings.

17 MR. JASTRZAB: Yes.

18 COUNCILWOMAN BLACKWELL: And how they are
19 not conforming and nonconformance with the general
20 height of buildings on that street and in that
21 community. That's been a big issue they've been
22 fighting for a long, long time.

23 MR. JASTRZAB: Yes. The Zoning Code does
24 address that. The new -- the new code contains

1 provisions for contextural zoning. So that if,
2 say, mid block somebody is proposing to build a
3 structure that is out of scale or out of height
4 with the existing block, that is not permitted by
5 right under the new code and would require other
6 kinds of approvals, I think, probably by going to
7 the ZBA for a variance. In that case, the
8 community would have voice.

9 COUNCILWOMAN BLACKWELL: Absolutely. That
10 was one of the big issues about the 40th and Pine
11 issues as you know with Penn and with Spruce Hill
12 and other members of the community. Height has
13 become a big issue as well as density.

14 MR. JASTRZAB: It's something that we are
15 also very sensitive to.

16 COUNCILWOMAN BLACKWELL: Yes. Thank you
17 very much. Theresa McCormick.

18 MS. MCCORMICK: Council, I just want to ask
19 Gary a question here.

20 As you stated that in our area that we have
21 addressed the By Right and the housing height.
22 But, Gary, you did not tell City Council here that
23 Point Breeze did put in for what they called the
24 Conservation for that district. And, you know, we

1 were denied. And basically, people don't know
2 what the conservation stands for. It stands for
3 just the fact that putting these three stories in
4 a middle of a two-story block. I mean, everything
5 that you are saying here that you are willing to
6 work with the community, you have not shown that
7 to not just Point Breeze or anyone else in the
8 city.

9 Also, I am very upset that when we went to
10 the meeting the other night about the planning, we
11 were supposed to discuss about the RCOs. Those
12 people that were the moderators and were the ones
13 that were working with each one of the group was
14 working with the group -- they kept talking
15 against the RCOs and they were a part of your
16 team. Again, it makes one think that you are not
17 really working with the community and what the
18 community wants said done.

19 Within the last two years we have asked you
20 how many condominiums have you built? I -- when
21 we go to the Planning Commission with Alan and
22 with your organization, there is always a project
23 that is being approved with 250 or more
24 condominiums. How many have been built within the

1 last two years? You don't say. Alan makes his
2 speech every single time. Communities -- not just
3 Point Breeze. I have seen it in Center City and I
4 have seen it in Northern Liberties. Communities
5 have asked you. You do not come to me. We do not
6 want all this development here.

7 You know, you are not giving us again By
8 Right. Again, after he makes his speech, the
9 approval comes from the committee. Yes, we
10 approve. Yes, we approve. It's just like a
11 dictatorship that we as a community doesn't have
12 any rights or say. This here is a perfect example
13 of what we been saying for the last two years.

14 We want a community commission that is
15 going to review and look over how it impacts us
16 because that does not. And you still haven't
17 gotten a clear understanding of what we been
18 saying to you. Eva, again -- Eva, has left us.

19 Eva came in the other night to do it, but
20 she made sure that the same problems and the
21 concerns, not just for Point Breeze was saying but
22 what everybody else was saying there that night,
23 did not get addressed. It did not. You look at
24 her poster board compared to everyone else.

1 In the past with poster board effect, what
2 happens is that you take down all the information,
3 then all of a sudden all the information disappear
4 and no one can get the results. Councilman nor
5 the communities on what was said out of those
6 training and workshops.

7 The next thing is the training and
8 workshops, you charge \$160. Okay. If you are RCO
9 to get that book, you know, with the Zoning Codes.
10 Okay. But if you working as RCO, you are
11 volunteering your time. Why should anyone pay
12 \$160 to go through training to do -- to do learn
13 how to do the zoning?

14 COUNCILWOMAN BLACKWELL: All right. We
15 will ask Mr. Jastrzab to respond to some of it and
16 then we will go from there.

17 MR. JASTRZAB: Yeah. I told my staff that
18 when the Citizens Planning Institute did the
19 training for the Zoning Code, there was no cost
20 for community members. The \$160 cost was for
21 zoning attorneys that could clearly afford, you
22 know, to defray some of our experiences by paying
23 for the training. For community members, there
24 was no -- there was no charge.

1 I think also that Ms. McCormick is
2 referring to the Zoning Code listening sessions
3 that we've been conducting. We started to conduct
4 in preparation for preparing the one-year report
5 to City Council about the Code.

6 The first -- the first of those training
7 occurred on Wednesday evening. There is another
8 one this morning as Alan Greenberger said a little
9 bit earlier. There are going to be several more.
10 I think at least four more over the next two
11 weeks, and no subjects are off limits. So, you
12 know, I really invite the witnesses here to attend
13 those meetings as well and continue to raise their
14 points.

15 We have taken the comments made at the
16 first meeting, and we are in the process of
17 summarizing that, and we will certainly share that
18 with you. You know, as I stated before, our
19 principles are to be open and transparent and to
20 share information. And we are certainly committed
21 to that.

22 MS. GREENE: I just have two things I want
23 to say. When Gary says that there is not really
24 color based. When you go in front of the Planning

1 Commission regarding large development, it's where
2 they explain these will be condominium units or
3 what type of units they are going to be. It's
4 very clear. So when the Planning Commission votes
5 on it, they know what types of unit are going to
6 be there.

7 For example, they have two condominium
8 units coming down on Delaware Avenue. We happened
9 to be there that day. The residents came and said
10 they didn't know anything about it because some of
11 the residents said they didn't want the
12 planning -- the new condominium unit down by
13 Delaware and where the I-95 entrance is. Because
14 they were saying, why would you put there a
15 200-unit condominium where we already have traffic
16 jams going onto I-95.

17 They expressed it. Alan made his
18 presentation and everybody said pass. So we're
19 saying -- then they put another condominium down
20 by Sugar Hill. Some of the people came and said
21 they didn't really know or hear too much about it
22 or there was not -- limited meetings. Once again,
23 it was passed through. They do know what type of
24 development is coming into the community.

1 Once again, we are saying a community
2 commission. We are not represent -- we would like
3 to be a part of the community commission, but the
4 community commission would look at the actual
5 codes that were created out of the Zoning
6 Commission. Reason being because a lot of the
7 meetings took place eight o'clock in the morning.
8 This is an issue we had.

9 Eight o'clock in the morning when parents
10 are taking their kids to school and people going
11 to work, they are having meetings about the Zoning
12 Code Commission -- about the new Zoning Code.
13 Once again, they are having meetings at five
14 o'clock. Everybody gets off at five o'clock. I
15 got there late. Luckily, Theresa was able to get
16 there. I came in at six-thirty because, you know,
17 you get off around five, five-thirty. You try to
18 get down. You coming down to 15th and Arch with a
19 lot of traffic. And then they have a meeting this
20 morning.

21 Who can make it in the morning eight
22 o'clock or five o'clock? Once again, this type of
23 approach we feel is systematically in terms of
24 keeping the community at bay. Why not have

1 meetings at six-thirty where communities can come.
2 Why not go out into the communities and talk about
3 this or whatever? They want you to come down and
4 do a poster board approach. Once again, like he
5 said, they are going to do their own consensus.
6 And it will support their policy that they want to
7 put forth.

8 We are asking for a community commission
9 before this goes any further. This is having
10 detrimental effects. And if another person walks
11 up to me at this point and say I got to move
12 because my rent went up from 700 to 1200 or 1500,
13 can you help me, do you know what to do. They may
14 say, Tif, you still fighting that housing thing?
15 Can you help me out. My property taxes are going
16 up.

17 This is really having a detrimental effect
18 this new Zoning Code. And people do not really
19 understand it. And it seems like for us it's
20 creating more and more residential segregation.
21 And I am not trying to be harsh here, but it seems
22 more like a Jim Crow approach. Even though the
23 sign is not out there, it says to us that you
24 don't have a say in what is coming in your

1 community. I feel when I see a three-story house
2 being built, I am just like sitting on the back of
3 the bus. I don't have a say. I can't say
4 anything.

5 And we -- Gary has turned us down regarding
6 the conservation that would help preserve the
7 character of our community. We feel that Queen
8 Village didn't go through this type of process or
9 rigid process that you are putting us through.
10 And we feel as though you have not been open in
11 terms of sitting down and really trying to help us
12 go through the process. You have put in
13 additional requirements saying that each block
14 must be photographed; whereas, Queen Village, they
15 didn't have that type of requirement. Okay.

16 You are asking us to go around and redo the
17 whole area after the Preservation Alliance got a
18 grant from the William Penn Foundation to do our
19 preservation alliance. And William Pen -- and the
20 Preservation Alliance said that they just took the
21 blocks in different groups. And now they're
22 asking that money to be wasted. And they want us
23 to go and do a second conservation where there is
24 no money on the table to do it. And then you met

1 with the Preservation Alliance and you never met
2 with us.

3 MR. JASTRZAB: We would be happy to meet
4 with you to talk about it. The particular
5 application that you sent in for NCO included
6 about 1200 blocks that we -- we just don't have
7 the staff capacity to administer. But I think
8 there is a lot of potential for doing smaller --
9 multiple smaller areas that would be workable for
10 your community. We should talk about that.

11 MS. GREENE: Right. But, Gary, you said --
12 real quick and we're going to -- you are saying
13 that under the conservation, the conservation is
14 like an overlay.

15 Now under the conservation, you are saying
16 that you would be willing to provide smaller areas
17 for us. Yet you're coming asking the Councilwoman
18 to rezone her whole area.

19 MR. JASTRZAB: These are two different
20 things.

21 MS. GREENE: The actual conservation is
22 really a rezoning, correct?

23 MR. JASTRZAB: Well, it's a -- it's a kind
24 of development control that overlays the existing

1 zoning.

2 MS. GREENE: Exactly.

3 MR. JASTRZAB: We are talking about two
4 somewhat different things here.

5 MS. GREENE: No, not really. Because you
6 are asking her to rezone her whole area for 2035.
7 We are asking you could we get the conservation
8 for our area which is only, according to you, 110
9 blocks. But you are asking her to rewhol --
10 rezone her whole district.

11 Why is it two different types of levels for
12 Point Breeze; but yet, for when it comes to the
13 Philly 35 plan, it's not control -- it's
14 controllable, but for us it's not controllable?

15 MR. JASTRZAB: They are two different
16 things. And we would be happy to talk to you
17 about it.

18 MS. MCCORMICK: Excuse me. That is why we
19 are asking for the community committee because you
20 are not in favor of the communities at all. We
21 been saying that for two years. And it's not --
22 you still coming here before the Councilwoman to
23 sit back here and say that it's two different
24 things, but it's not. You changed her whole

1 district.

2 COUNCILWOMAN BLACKWELL: Well, let me say
3 this, Ms. McCormick and Ms. Greene.

4 MS. MCCORMICK: I'm sorry.

5 COUNCILWOMAN BLACKWELL: That it sounds
6 like a great idea. We need to talk about it
7 further about this community commission idea.
8 Maybe we can talk about it over the summer. And
9 Mr. Jastrzab has said he is happy to meet with you
10 all. Maybe -- maybe things can get better or at
11 Council people least you will feel more inclusion
12 in terms of your ideas and what you would like to
13 see and have better understanding.

14 So, he's made that commitment here to you.

15 MS. GREENE: Right.

16 COUNCILWOMAN BLACKWELL: And --

17 MS. GREENE: The community commission can
18 be other people from different areas.

19 MS. MCCORMICK: The whole city.

20 MS. GREENE: From different areas we are
21 saying that maybe can help.

22 COUNCILWOMAN BLACKWELL: Okay. We can meet
23 separate from the Hearing and talk about what you
24 would like to see. And certainly, we invite my

1 colleagues and we invite anyone else who is here
2 who has any ideas about it to talk about what a
3 community commission might be and might include,
4 certainly, as well as the department.

5 And maybe -- something good comes out of
6 all things, I do believe. And maybe we can do
7 something that would make everybody feel included
8 and have a greater sense of fairness.

9 MS. GREENE: Do you believe that -- is it
10 possible not to but before they move forward with
11 the 2035 plan? Because I know your area or they
12 might be other concerns regarding other Council
13 people. I don't know. Everybody works
14 differently.

15 But I just think that that would be, I
16 think -- cause it's a lot of disparity here in
17 terms of how one set of group are being treated
18 and other groups -- other set of groups are being
19 treated.

20 COUNCILWOMAN BLACKWELL: Well, I think they
21 still have several -- there are some something,
22 like, 18 areas?

23 MR. JASTRZAB: Correct.

24 COUNCILWOMAN BLACKWELL: And you have only

1 done how many?

2 MR. JASTRZAB: Five.

3 COUNCILWOMAN BLACKWELL: Okay. So, they
4 have got to go through all of that. So, we're
5 talking what?

6 MR. JASTRZAB: The south district, which
7 includes the Point Breeze neighborhood, will be
8 one of the next district plans that are coming up.

9 So you know as I said before, we are
10 committed to meeting with you, to discussing it
11 and, you know, let's talk through the issues.

12 COUNCILWOMAN BLACKWELL: Thank you. What's
13 the time frame?

14 MR. JASTRZAB: The only way we can come to
15 a resolution of these problems.

16 COUNCILWOMAN BLACKWELL: What's the time
17 frame for doing all of them, getting all 18 and
18 then coming up with suggestions?

19 MR. JASTRZAB: Well, we are hoping to be
20 able to conclude the 18 districts by the end of
21 2015. Whether we are going to be able to adhere
22 to that, that schedule, given the resources that
23 we have available, I can't guarantee that. But we
24 are certainly committed to moving as quickly as we

1 can. We don't want to rush these district plans
2 because it's very important to hear from the
3 community. And as we've been talking this
4 morning, process here is very important. So, we
5 want to make sure that the community has an
6 opportunity to understand the issues and to
7 express their -- their ideas and their opinions
8 about -- about what district plan recommendation
9 should be.

10 We're not rushing the plans. Each one
11 takes about nine months or so. We are moving
12 forward as quickly as we -- as we reasonably can.

13 COUNCILWOMAN BLACKWELL: That means, ladies
14 and certainly to all who are in their offices
15 listening and those who are listening otherwise,
16 that means that we have time before any suggested
17 legislation is presented to District Council
18 people. There is plenty of time for input. We
19 will have opportunities to deal with this
20 community commission as well as opportunities to
21 have further hearings as this evolves.

22 MS. MCCORMICK: Can we eliminate the poster
23 board approach especially for our seniors and
24 those who cannot -- you know, that have problems

1 reading that you do the PowerPoint? So they can
2 visually see -- as an educator, I know that the
3 visual learning would be better for that approach.
4 And they are able to write back their comments and
5 also that we get back the comments to Council and
6 the community. You know, the poster board
7 approach is not working.

8 MR. JASTRZAB: I will -- we can talk about
9 other alternative ways of conducting our meetings.
10 But I will commit that, you know, as we receive
11 suggestions at the Zoning Code listening sessions
12 and we are able to summarize those, we will -- we
13 can share those with you via email or if you
14 prefer postal mail. We will also post them on our
15 web site so that they are available to everybody.

16 MS. GREENE: Right. I understand that,
17 Gary. But the issue with that is when we did the
18 poster boards and when Point Breeze asked about
19 the height limit and we were turned down flat.
20 But then when we looked at SOSNA, SOSNA put in for
21 what they wanted in terms of height limit and they
22 got approved.

23 What we are saying that that approach for
24 us was very disheartening. And the PowerPoint

1 presentation is very important so people can see
2 what exactly you are saying and how it was -- it
3 was very helpful to us initially. That is how we
4 were able to learn. The poster board, a lot of
5 times, like we said, the seniors are sitting over
6 in the corner. First of all, their feet is
7 bothering them. They can't even walk around to
8 each one of the poster boards. It seems like a
9 divide/conquer type of approach.

10 COUNCILWOMAN BLACKWELL: Okay. We will ask
11 that you review that.

12 Ms. Greene, were you saying that SOSNA had
13 that kind of a system?

14 MS. GREENE: No. We're saying when we
15 did -- when they asked us to send in our comments
16 and online and everything like that, then when we
17 sent in our comments regarding the height, we were
18 turned down flat. But SOSNA got what they wanted.
19 We feel as though that's a disparity for us.

20 We saw a lot of groups like Chestnut Hill
21 and SOSNA and areas that already been gentrified.
22 They seem to have more -- I have the proof on
23 that -- approval. And then areas when we were at
24 seem to be no, no, no, no, no. So, that's another

1 area where we feel the disparity comes about in
2 terms of different types of ZIP codes and
3 different types of areas and who gets approval and
4 who doesn't get approval in terms of this whole
5 zoning process and in terms of what changes
6 certain communities want.

7 COUNCILWOMAN BLACKWELL: All right.

8 We will ask him to take that issue under
9 consideration. He's also committed to making sure
10 you get results from the cards that they do have
11 then. And we are also making a commitment that we
12 will meet with you with regards to this community
13 commission and see what we do from there.

14 Is there anyone else here who would like to
15 testify on this issue? Is there anything else
16 that you would like to say, Mr. Jastrzab?

17 MR. JASTRZAB: Just again, I'd just like to
18 reiterate that the staff of the Commission is open
19 to discussing issues and neighborhood plans with
20 anybody. We are happy to do that. It's our job.
21 It's what we are committed to do. And we will
22 continue to do so and be happy to meet with you.

23 MS. GREENE: Okay. Great. We appreciate
24 that Gary. We just want to say also in terms of

1 the Planning Commission in terms of Planning
2 Commission, that there -- we think there needs to
3 be a little bit more diversity in terms of your
4 staffing and in terms of the Planning Commission.
5 When we go down there, it doesn't seem
6 representative of Philadelphia as a whole. We
7 have a serious concern because we feel as though
8 some like minds should be a part of your process
9 and your staffing and your commission.

10 COUNCILWOMAN BLACKWELL: Thank you very
11 much. We will look forward to having additional
12 hearings on this issue. We have until at least
13 2015, so this will be the first of several. We
14 will maintain contact certainly with you.

15 We appreciate the testimony. We agree that
16 certainly we need to have inclusion across the
17 board, and that means in terms of all staff in
18 addition to. We always tell our folks who are
19 doing projects, we not only want retail but we
20 want construction inclusion. So, we say that to
21 you, as well. Certainly, people should feel that
22 they are included and that their people are
23 included in everything that happens in this City.

24 So having said that, we will recess this

1 Hearing subject to the call of the Chair. And we
2 thank you all for being here.

3 MR. JASTRZAB: Thank you.

4 COUNCILWOMAN BLACKWELL: Excuse me, one
5 moment. We passed -- we moved too quickly.

6 Lamont Twine, would you like to testify?

7 MR. TWINE: Yeah. Just briefly.

8 COUNCILWOMAN BLACKWELL: Lamont Twine is
9 from the 24th Ward, Second Division.

10 MR. TWINE: Thank you very much for
11 allowing me to come here. My name is Lamont
12 Twine. I am a Committee man in the 24 ward,
13 Second Division, which services Mantua which is
14 West Philadelphia. I've been in Philadelphian for
15 50 years.

16 I truly support these two women from the
17 Point Breeze section. I am one of the residents
18 in the Third Councilmatic District. My main
19 concern is that when there is some type of
20 community meeting with any type of community civic
21 group, there should be a representative from the
22 gentleman that just left office. There is a lot
23 of -- I'm sorry. I am sure we have a lot of
24 employees who -- that are employed in that office

1 that can attend some of these meetings to make it
2 crystal clear as to what they are doing with this
3 2035 approach here in the City of Philadelphia.

4 As a committee man, I attend every meeting
5 that is in my district. Every meeting. And I
6 don't make excuses. I can't make this meeting. I
7 can't make that meeting. I attend every meeting.
8 So, you'll hear a lot from some of these group
9 people -- I am sorry, these developers saying they
10 can't attend the meetings. But how can you not
11 attend a meeting if you going to put a building up
12 in the community?

13 There is a building that is about to go up
14 in my community on the 3200 block of Spring Garden
15 Street which would be five stories high that have
16 some -- it would have some commercial space
17 available. There would be approximately 24
18 townhomes in that area. And as you know, 32nd and
19 Spring Garden is the Drexel community.

20 We have a lot of Drexel students that would
21 be bombarding through that neighborhood. They be
22 partying, having a good time till three,
23 four o'clock in the morning. We don't want that.
24 So, I am hoping that they would try to make some

1 changes as to putting these properties up in the
2 community and allow -- build property that is
3 lower than three stories, maybe some two-story
4 property or three-stories properties the most.

5 Like years ago, they had a height
6 requirement in the City of Philadelphia which you
7 can not build past William Penn's hat. We truly
8 hope that they don't get that crazy and build no
9 skyscrapers in the community neighborhood. We
10 would like to hope that they would be mindful and
11 not build these tall buildings in my community and
12 no other community.

13 And please -- also, have someone from this
14 Zoning Department, have a representative to come
15 to some of these community meetings to let the
16 people know what's going on. Everybody should be
17 on the same page. If I am on page one, they
18 should be on page one.

19 I just wanted to share that with the
20 commission here, the Councilwoman and the staff
21 here that came to -- come to this meeting. And I
22 applaud them for coming out to try to get some of
23 the issues out here in the open. If everybody can
24 all come together and we supposed to be the City

1 of Brotherly Love, why can't we all come together
2 as human beings?

3 COUNCILWOMAN BLACKWELL: Thank you very
4 much, Mr. Twine. I will ask you to keep in touch
5 with Marty from my staff because. He is my zoning
6 chair at every meeting --

7 MR. TWINE: Absolutely. I know Marty.

8 COUNCILWOMAN BLACKWELL: -- that deals with
9 the Third.

10 MR. TWINE: He comes to every meeting. If
11 he can come to the meetings, these guys can come
12 to meetings, too. I am sure he sent some numerous
13 invites to come, so they should not, you know,
14 turn away and not come to the invites. I would be
15 more than glad to email these guys if I can get
16 somebody's business card.

17 I can email them about some of the
18 community meetings that I attend and hopefully
19 somebody from their staff can come to the
20 community meetings even if it's the -- are you the
21 Deputy?

22 COUNCILWOMAN BLACKWELL: Thank you.
23 Probably the -- Mr. Twine, probably the person you
24 should talk to is Andy Maloney right there with

1 the beard because he is our representative.

2 MR. TWINE: Okay.

3 COUNCILWOMAN BLACKWELL: You can give him
4 your card.

5 MR. TWINE: Right. I would be more than
6 glad to email him --

7 COUNCILWOMAN BLACKWELL: Thank you.

8 MR. TWINE: -- some of the community
9 meetings that we have set up to -- where we will
10 be attending in Mantua where I live.

11 COUNCILWOMAN BLACKWELL: Thank you.

12 MR. TWINE: I serve constituents in my
13 neighborhood.

14 COUNCILWOMAN BLACKWELL: Thank you very
15 much.

16 Is there anyone else who would like to
17 testify?

18 All right, seeing none, then again we will
19 recess this Hearing subject to the call of the
20 chair. And I thank you all for being here.

21 - - -

22 (Committee Hearing ends at 11:15 a.m.)

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

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

Court Reporter - Notary Public

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

A abilities 26:16 able 23:22 31:13 42:15 49:20,21 51:4,12 52:4 absolutely 14:7 16:9 36:9 58:7 acclaim 4:19 accurately 60:6 acknowledge 13:20 acknowledges 13:24 Acting 3:10 action 19:2 actions 4:19 active 9:4 14:12 activities 4:16,23 9:22 23:5 activity 34:22 actual 26:19 30:15 32:18 42:4 45:21 addition 8:2 54:18 additional 8:21 44:13 54:11 address 6:12 34:13 35:24 addressed 29:18 36:21 38:23 adhere 49:21 adjustments 5:22 23:13 administer 45:7 Administration 11:2 adopted 6:7 7:8 20:9 adoption 7:11 advance 11:4 advantage 9:21 Advocacy 29:14 advocate 29:11,11 afford 39:21 affordable 31:23 31:23 32:2 34:9	34:15 agencies 34:12 agency 4:10 ago 57:5 agree 13:13 18:8 18:17 54:15 agreed 15:21 Alan 2:22 3:10 37:21 38:1 40:8 41:17 alliance 44:17,19 44:20 45:1 allow 22:16 57:2 allowing 55:11 allows 28:1 alternative 51:9 American 4:20 amount 30:18 Andrew 3:12 Andy 2:18 10:10 58:24 and/or 60:18 angry 10:17 answer 10:6 anticipate 7:15 anybody 16:13 53:20 anybody's 14:5 appeal 28:23 29:4 29:20 appears 28:3 applaud 57:22 application 45:5 apply 60:16 appointed 3:21 appreciate 2:18 3:1 10:9 16:20 53:23 54:15 approach 26:10 26:10,23 27:3,7 42:23 43:4,22 50:23 51:3,7,23 52:9 56:3 appropriate 7:6 approval 5:7,10 31:4 38:9 52:23 53:3,4	approvals 36:6 approve 27:6 38:10,10 approved 37:23 51:22 approximately 56:17 Arch 42:18 architects 9:20 area 14:9,17 17:5 17:12 18:20 28:4,5 36:20 44:17 45:18 46:6,8 48:11 53:1 56:18 areas 6:16 16:24 28:1 32:12 33:7 45:9,16 47:18 47:20 48:22 52:21,23 53:3 arm 9:3 asked 24:17 37:19 38:5 51:18 52:15 asking 12:6 32:22 43:8 44:16,22 45:17 46:6,7,9 46:19 assessing 7:23 Association 15:17 associations 7:19 Association's 4:21 assume 12:3 19:8 attend 40:12 56:1 56:4,7,10,11 58:18 attending 59:10 attorneys 9:20 39:21 At-large 19:11 August 5:11,21 23:8 available 8:8,17 49:23 51:15 56:17 Avenue 41:8	Award 4:22 a.m 1:8 59:22 B back 4:1 5:20 13:1 23:20 24:16 25:7 44:2 46:23 51:4,5 based 7:2 25:3,12 32:17 40:24 basically 25:9 37:1 bay 42:24 beard 59:1 began 5:17 beginning 5:16 18:10 begun 7:13 beings 58:2 believe 22:19 48:6 48:9 best 13:8 15:19 30:3 better 9:6 22:7,15 22:24 23:5 47:10,13 51:3 big 16:4 17:16 35:21 36:10,13 bill 30:19 bit 12:10,24 40:9 54:3 black 25:18 Blackwell 1:11 2:2,13,22 3:4 4:7 10:7 11:12 14:7,19 15:9 16:2,17 19:16 20:1 21:5,13,17 23:11,14,24 24:2,5,9 33:13 33:19 34:23 35:13,18 36:9 36:16 39:14 47:2,5,16,22 48:20,24 49:3 49:12,16 50:13 52:10 53:7	54:10 55:4,8 58:3,8,22 59:3,7 59:11,14 blind 34:5,6 block 36:2,4 37:4 44:13 56:14 blocks 44:21 45:6 46:9 blog 8:13 board 14:21,24 19:5 26:10,10 26:23 27:2,7 38:24 39:1 43:4 50:23 51:6 52:4 54:17 boards 26:11,13 27:1,13 51:18 52:8 bombarding 56:21 book 39:9 books 32:3 bothering 52:7 bottom 21:2 Breeze 26:2 28:12 36:23 37:7 38:3 38:21 46:12 49:7 51:18 55:17 briefing 21:9 briefly 55:7 bring 19:20 25:14 25:15 26:11 bringing 25:5 broadest 13:11 Brotherly 58:1 brought 22:3 26:2 brown 25:18 budget 11:9 build 31:21 32:1 33:11 36:2 57:2 57:7,8,11 building 15:14 31:22 56:11,13 buildings 14:14 30:10 34:1 35:16,20 57:11
---	--	---	--	--

built 20:6 25:8 31:24 37:20,24 44:2 bus 44:3 business 28:1 58:16 businesses 7:20 bypass 31:8 bypasses 30:16	58:6 59:20 Chairman 2:24 challenged 26:7 chance 28:9 change 12:10 17:3 changed 11:20 16:19 17:4 20:12,23,23 21:1,1 30:7 46:24 changes 6:19,22 12:7,7,16,23 13:23 16:18,22 19:17,19 20:8 20:14,21,22 22:8 53:5 57:1 changing 13:7 22:2 character 44:7 charge 39:8,24 Chestnut 15:13 52:20 Chicago 32:7 CHOP 17:13 church 15:13 Cira 17:14 citizen 8:23 9:12 9:24 citizens 4:16 5:9 8:20 9:1 17:22 26:15 39:18 city 1:2,7 2:8,11 4:11,14 5:1,4 6:6,16 7:20,21 8:8,24 9:5,13 10:4 12:1,5 13:12 14:9 19:5 24:17 27:5 29:18 30:20 31:5 33:22 34:16 36:22 37:8 38:3 40:5 47:19 54:23 56:3 57:6,24 City's 5:5 6:9 34:12 civic 4:15 5:8 9:2	15:17 55:20 clarity 15:4 classes 9:8,11,14 clean 13:23 clear 38:17 41:4 56:2 clearly 39:21 clerk 2:6,8 closed 31:2 closely 4:4 12:16 CMX3 28:1,1 code 3:22 4:10,12 4:12 5:4,4,11,14 5:18 6:4 9:15,18 10:13 16:21 20:9 21:19 22:2 23:9 24:19,19 25:3,5 27:18,21 30:24 31:1 32:20 33:1,8,18 33:24 34:5,11 34:20,21 35:23 35:24 36:5 39:19 40:2,5 42:12,12 43:18 51:11 codes 11:19 18:1 18:2,19 21:24 26:19 30:7 32:10,15,17 39:9 42:5 53:2 codifies 5:9 collapse 23:21 colleagues 19:9 48:1 color 34:5 40:24 colors 11:20 20:18 21:1 combined 4:18 come 6:23 10:19 10:21 13:1 15:3 15:20 22:9 23:17 30:6,18 30:20 38:5 43:1 43:3 49:14 55:11 57:14,21 57:24 58:1,11	58:11,13,14,19 comes 17:20 18:4 29:1 38:9 46:12 48:5 53:1 58:10 comfortable 17:19 21:4 coming 2:17 12:17 22:24 24:22 33:7 41:8 41:24 42:18 43:24 45:17 46:22 49:8,18 57:22 comment 19:19 comments 26:24 27:10 40:15 51:4,5 52:15,17 commercial 28:2 56:16 commission 2:24 3:22 4:9,10,19 5:17 6:2,8,24 7:9,12 8:8,13,17 8:19 9:1,22 10:4 12:12 26:8 27:23 31:6 32:23 33:23 35:1 37:21 38:14 41:1,4 42:2,3,4,6,12 43:8 47:7,17 48:3 50:20 53:13,18 54:1,2 54:4,9 57:20 Commission's 2:11 3:19 8:9,11 commit 51:10 commitment 22:14 47:14 53:11 committed 7:1 9:23 40:20 49:10,24 53:9 53:21 committee 1:3 2:4 2:9 7:18 22:10 38:9 46:19	55:12 56:4 59:22 Committees 7:21 Common 29:5 communities 6:13 7:6 13:7 16:4 17:13,18 19:13 25:19 26:12,20 29:1 32:8,8 33:3 33:4 38:2,4 39:5 43:1,2 46:20 53:6 community 7:19 9:9,12,17,18 10:14 11:3 14:13,17 15:1 17:17,22 18:4,6 18:7,14 19:6,14 24:20 27:8,17 28:11,21 29:2,3 29:13 30:4,10 30:16 31:4,8 32:23 33:10 35:1,4,21 36:8 36:12 37:6,17 37:18 38:11,14 39:20,23 41:24 42:1,3,4,24 43:8 44:1,7 45:10 46:19 47:7,17 48:3 50:3,5,20 51:6 53:12 55:20,20 56:12 56:14,19 57:2,9 57:11,12,15 58:18,20 59:8 community's 6:22 8:4 companion 20:10 compared 38:24 complain 22:23 completely 23:23 completing 7:15 complicated 16:1 components 10:2 composed 7:18 comprehensive
---	--	---	--	--

4:13 5:3 6:5,10 concern 54:7 55:19 concerned 14:8 22:13 28:21 34:8 concerning 2:11 concerns 25:21 38:21 48:12 conclude 49:20 concludes 10:5 conditions 7:24 condominium 34:4 41:2,7,12 41:15,19 condominiums 28:3 31:12 37:20,24 conduct 40:3 conducted 9:16 conducting 4:15 23:7 40:3 51:9 conflicts 29:22 conforming 35:19 confused 20:17 confusing 21:2 consensus 27:3 43:5 conservation 36:24 37:2 44:6 44:23 45:13,13 45:15,21 46:7 consideration 53:9 considered 8:6 constituents 59:12 constructed 34:7 construction 34:6 54:20 contact 54:14 contacted 16:19 contained 60:6 contains 35:24 contextural 36:1 continue 9:24 35:7,12 40:13	53:22 continuing 25:2 control 33:24 45:24 46:13 60:18 controllable 46:14,14 cooperatively 6:24 13:17 coordinate 6:6 copies 27:12 core 18:12 corner 52:6 correct 45:22 48:23 60:9 cost 39:19,20 council 1:2 2:8 4:2 5:2,21 7:21 11:1 12:2,18 13:10,15 14:1 15:22 18:13,24 19:10 21:7 23:8 24:17 27:6 30:21 36:18,22 40:5 47:11 48:12 50:17 51:5 Councilman 39:4 Councilmatic 55:18 Councilmember 6:23 7:2 13:18 14:4 Councilmembers 4:5 7:5 13:22 20:4 21:4 Councilperson 12:14 27:12 Councilpersons 15:4 Councilwoman 1:11 2:2,13,22 3:4 4:7 10:7 11:12 12:21 14:7,19 15:9 16:2,10,17 19:16 20:1 21:5	21:13,17 23:11 23:14,19,24 24:2,5,8 33:13 33:19 34:23 35:13,18 36:9 36:16 39:14 45:17 46:22 47:2,5,16,22 48:20,24 49:3 49:12,16 50:13 52:10 53:7 54:10 55:4,8 57:20 58:3,8,22 59:3,7,11,14 Council's 12:5 country 25:13 couple 35:6 course 3:8 34:14 Court 29:5 60:12 CPI 9:3,8,16 crazy 57:8 create 12:21 created 9:1 22:11 42:5 creating 25:4 27:22 43:20 creation 7:17 cries 24:23 critical 4:11 Crow 43:22 crystal 56:2	36:13 department 48:4 57:14 departments 7:20 Deputy 2:16,23 3:10 58:21 design 5:8 6:12 9:10 designation 20:11 22:15 designations 16:22 20:11 desired 5:19 destroyed 27:15 detailed 19:23 detrimental 43:10 43:17 develop 6:5 13:10 developer 29:2,3 30:18 32:1 developers 9:20 29:23 31:21 56:9 developing 4:13 7:24 development 1:3 2:4,10,23 5:7,10 6:9 9:7,9 17:7 19:2 22:11 25:17,19 31:15 31:20 34:12 38:6 41:1,24 45:24 developments 31:17 dialogue 17:18 22:21 dictatorship 38:11 different 12:11 13:1 15:11 25:13,19 30:7 44:21 45:19 46:4,11,15,23 47:18,20 53:2,3 differently 48:14 difficult 19:7	direct 60:18 Director 3:9,11 3:20,23 33:22 disadvantage 30:5 disagree 16:7 18:9 disappear 39:3 discrepancies 29:13 discrimination 33:2 discuss 2:6 8:18 35:8 37:11 discussed 22:4 discussing 49:10 53:19 discussion 17:19 22:21 discussions 11:14 disenfranchising 26:20 disheartening 51:24 disparities 29:13 disparity 33:1 48:16 52:19 53:1 displeased 10:22 11:16 district 3:15 4:5 6:11,14,23 7:2,5 7:8,17,23 8:3,6 8:15,20 12:14 12:18 13:10,15 13:18,21 14:4 15:18,24 16:1 16:10 18:22 19:9,10,12 20:4 20:16 21:3,6,7 35:15 36:24 46:10 47:1 49:6 49:8 50:1,8,17 55:18 56:5 districts 7:4 14:1 17:7 20:10,12 49:20
--	---	--	---	--

divide/conquer 52:9 Division 55:9,13 documents 8:1 doing 17:1 19:5 28:18 45:8 49:17 54:19 56:2 dollar 31:21 dramatically 16:19,23 Drexel 17:13 56:19,20 due 30:11 33:7 D.C 32:12	9:2 12:20 enjoy 22:1 ensure 8:4 entities 19:13 entity 28:12 entrance 41:13 Ergo 10:23 especially 19:9 50:23 essential 10:2 essentially 34:4 Eva 38:18,18,19 evening 40:7 everybody 11:9 13:12,24 17:17 21:2 38:22 41:18 42:14 48:7,13 51:15 57:16,23 evidence 60:5 evolves 50:21 exactly 13:13 46:2 52:2 examination 8:9 example 15:12,24 38:12 41:7 Excellence 4:22 excluding 32:20 exclusionary 25:6 25:6,8,11 30:22 excuse 23:22 46:18 55:4 excuses 56:6 Executive 3:9,11 33:22 exist 20:14 existed 20:13 existing 7:23 20:10 36:4 45:24 exists 18:11 experience 5:14 29:8 experiences 39:22 explain 26:5 41:2 explanation 21:9 express 50:7	expressed 8:5 41:17 extensive 4:15 7:16 8:11 Extremely 33:5	F F 60:2 face 31:15 Facebook 8:12 fact 5:16,23 20:22 37:3 Fairmount 33:6 fairness 48:8 fall 9:8,14 far 5:14 9:10 27:17,18 28:21 fastest 32:5 favor 46:20 federal 34:17 feel 18:15 25:3,4 26:17 35:2 42:23 44:1,7,10 47:11 48:7 52:19 53:1 54:7 54:21 feels 13:19 feet 52:6 felt 6:4 24:18 fight 14:13,22 fighting 18:6 35:22 43:14 figure 15:6 26:21 final 8:23 finally 8:17 10:19 find 15:10 18:1 26:14,14,15,19 34:17 fine 3:5 5:21 17:2 21:21 first 4:14 5:3 6:7 7:8 18:4 25:22 26:1 28:2 40:6,6 40:16 52:6 54:13 five 4:24 42:13,14 42:17,22 49:2	56:15 five-thirty 42:17 flat 51:19 52:18 floor 28:2 focus 9:9 folks 54:18 Fordham 32:4 foreclosure 28:16 foregoing 60:8,15 form 5:20 27:11 former 4:9 forth 14:12 27:5 32:24 43:7 forward 16:11 23:18 48:10 50:12 54:11 Foundation 44:18 four 5:1 40:10 56:23 frame 6:8 49:13 49:17 free 28:14 freshmen 14:16 Friday 1:8 front 40:24 full 22:21 fully 60:6 further 43:9 47:7 50:21 future 9:5 30:1	G Garden 56:14,19 Gary 3:8 33:21 36:19,22 40:23 44:5 45:11 51:17 53:24 gather 27:3 geared 33:24 gender 34:5 general 35:19 generally 20:7,24 gentleman 55:22 gentrified 52:21 gentrifying 32:5 getting 20:17 49:17	Gillen 26:9 give 10:17 23:1,1 59:3 given 49:22 giving 38:7 glad 58:15 59:6 glasses 27:20 go 14:3 19:6 20:20 23:18 26:13 28:12,14 28:23 29:5,10 29:14,20 30:19 32:11 34:14 37:21 39:12,16 40:24 43:2 44:8 44:12,16,23 49:4 54:5 56:13 goal 6:14 goes 25:7 43:9 going 4:4 12:11 12:14 13:12 15:14 16:5,7,7 16:11 18:17 19:22,22 22:14 24:22 25:24 26:17,22 27:18 29:2 30:10,13 33:14 36:6 38:15 40:9 41:3 41:5,16 42:10 43:5,15 45:12 49:21 56:11 57:16 good 2:2,21 13:12 24:2,4,8 26:4 27:7 48:5 56:22 gotten 38:17 governments 25:13 graduated 9:11 grant 44:18 great 4:7 21:14 23:11 47:6 53:23 greater 48:8 Greenberger 2:15 2:21,22 3:6 4:8
---	---	--	--	--	--	--

11:11 12:9 14:18 15:8,23 16:3 19:15,18 20:2 21:11,15 23:6,12,19 24:1 40:8 Greene 23:17 24:4,8 33:14 34:24 35:5 40:22 45:11,21 46:2,5 47:3,15 47:17,20 48:9 51:16 52:12,14 53:23 group 18:7 37:13 37:14 48:17 55:21 56:8 groups 8:18 13:9 14:13 15:1 17:22 19:14 35:4 44:21 48:18,18 52:20 guarantee 49:23 guideline 6:22 guys 58:11,15 H Hall 1:7 happen 16:11 happened 41:8 happening 11:5 happens 15:7 39:2 54:23 happy 3:24 10:5 35:7 45:3 46:16 47:9 53:20,22 hard 20:2,3,4 harsh 43:21 hat 57:7 head 17:16 healthy 6:13 hear 5:18 8:4 41:21 50:2 56:8 heard 24:23 hearing 11:7,8 21:8 23:9 47:23 55:1 59:19,22	hearings 2:10 10:24 50:21 54:12 height 14:13 35:16,20 36:3 36:12,21 51:19 51:21 52:17 57:5 held 8:3 help 28:15,20 29:6 43:13,15 44:6,11 47:21 helpful 52:3 hide 35:9 high 31:16 56:15 high-end 28:2 Hill 36:11 41:20 52:20 history 25:7 hold 2:10 home 32:2 Homeless 1:4 2:5 2:10 22:11 homes 31:22 hope 57:8,10 hopefully 3:18 21:12 58:18 hoping 49:19 56:24 house 44:1 housing 1:3 2:4,9 17:1 22:10 25:15 28:16 31:23,23 34:3 34:10,15,18 36:21 43:14 human 58:2 hundreds 31:1 HUP 17:13 I IDD 17:6 idea 47:6,7 ideas 10:2 35:10 47:12 48:2 50:7 identify 2:19 6:15 24:5 33:19	immature 24:21 impact 24:20 33:2 impacts 38:15 Implementation 3:20 implemented 13:15 25:12 28:22 important 34:20 50:2,4 52:1 impose 16:13 improve 23:4 improvements 5:19 incentive 32:1 include 48:3 included 18:14 20:9 45:5 48:7 54:22,23 includes 49:7 including 7:19 inclusion 14:22 15:20 22:17 47:11 54:16,20 inclusive 9:23 income 33:3 incorporates 5:8 increase 32:11,14 increased 32:13 independent 28:11 individual 9:6 individuals 8:19 9:13 35:5 industrial 13:5,6 inevitably 16:6 information 10:1 25:23 27:16 35:11 39:2,3 40:20 informed 9:4 infrastructure 6:14 initially 24:16 52:3 input 50:18 inside 10:16	Institute 4:17 9:2 32:4 39:18 Institution 17:6 institutions 7:20 14:8,11 16:4 17:21 intensions 6:18 intentions 13:11 interest 14:6 16:12 29:10 30:3 interested 13:7 23:12 interests 15:11 interfere 10:23 intricacy 20:5 introduce 3:7,18 introduced 10:15 invest 14:22 invite 40:12 47:24 48:1 invites 58:13,14 inviting 24:9 involves 7:16 issue 10:14 11:6 16:8 22:9,10 24:11,24 28:10 29:15 33:15,16 33:17 34:21,23 34:24 35:16,21 36:13 42:8 51:17 53:8,15 54:12 issues 4:3 6:12 10:21 15:2,16 18:3 19:11 22:3 28:18 29:17 34:8,13 36:10 36:11 49:11 50:6 53:19 57:23 I-95 41:13,16 J jams 41:16 JANNIE 1:11 Jastrzab 2:16 3:8	33:18,21,21 35:3,17,23 36:14 39:15,17 45:3,19,23 46:3 46:15 47:9 48:23 49:2,6,14 49:19 51:8 53:16,17 55:3 Jim 43:22 job 53:20 June 1:8 6:8 32:4 jurisdiction 3:24 K keep 58:4 keeping 42:24 kept 20:8 37:14 kids 42:10 kind 15:5 16:14 20:5 24:14 31:22 34:18,22 45:23 52:13 kinds 19:17 36:6 knew 17:15 knit 31:3 know 3:8 10:13 11:21 12:22 14:9,11,20 15:5 15:24 16:5 17:4 17:12 18:8,20 19:20,24 22:10 23:3,6 24:10,12 24:12,21 27:5 27:14 28:15 30:11 35:14,15 36:11,24 37:1 38:7 39:9,22 40:12,18 41:5 41:10,21,23 42:16 43:13 48:11,13 49:9 49:11 50:24 51:2,6,10 56:18 57:16 58:7,13 knowing 18:19 27:17 known 3:12,13
---	---	---	--	---

knows 30:8	12:11,24 21:15 26:24 40:8 54:3	manager 3:14	member 3:21	moving 31:16
L		Mantua 55:13	members 4:2 8:21	49:24 50:11
L 1:11	live 14:16 59:10	59:10	14:14 19:8	MSB 17:11
lack 27:16 34:9	long 2:5 3:12,13	map 11:20 12:24	36:12 39:20,23	multiple 7:18
ladies 24:2 50:13	10:3 15:12 25:1	20:18	memo 10:20	45:9
Lamont 55:6,8,11	35:22,22	maps 11:18 16:18	mentioned 11:15	municipal 9:19
land 5:5 6:12,15	longer 6:17 13:6	26:12	34:24	N
7:3 9:19 13:3	look 24:16 31:13	Marty 21:20,20	met 35:5 44:24	N 60:2
14:23 20:22	31:14 38:15,23	21:21 58:5,7	45:1	name 17:6 33:21
25:12 28:18	42:4 54:11	matter 60:8	methodically	55:11
29:17	looked 27:23	Mayor 2:16,23	20:20	names 20:11
large 8:2 41:1	28:24 51:20	5:2	mid 36:2	national 4:19,21
larger 13:22	looking 6:11	McCormick	middle 11:24 17:4	nature 34:1
late 42:15	12:20 34:17	23:17 35:6	37:4	navigate 5:13
law 5:3 9:15	lose 29:3	36:17,18 40:1	mind 23:21	NCO 45:5
lawyer 10:20	lot 4:1 14:23	46:18 47:3,4,19	mindful 57:10	necessarily 30:20
29:10,21	15:11,17 16:3,4	50:22	minds 54:8	need 11:3,8 22:8
lead 4:6	18:24 19:1	mean 5:15 16:24	minorities 25:10	23:19 47:6
learn 39:12 52:4	22:14 25:22	18:19 25:17	31:16	54:16
learned 10:15	26:20 27:22,24	37:4	minority 33:3	needed 5:19 6:5
learning 51:3	28:3,4 29:7,20	means 22:20,22	Misericordia	31:4 34:16
leaving 3:22	30:3 31:3,4,11	23:3 30:17 31:7	17:14	needs 54:2
led 31:10	31:14,20,20	50:13,16 54:17	mission 9:3	neighborhood 1:3
left 27:19 38:18	32:20 33:7 34:7	60:17	moderate 33:3	2:4,9 6:17 22:11
55:22	42:6,19 45:8	mechanisms	moderators 37:12	25:3,14 49:7
legal 28:14,14	48:16 52:4,20	34:12	modernizes 5:5	53:19 56:21
29:16	55:22,23 56:8	media 8:12,22	moment 23:16	57:9 59:13
legislation 10:15	56:20	meet 7:22 8:18	24:14 55:5	neighborhoods
12:4,6,13 17:20	lots 34:1	18:9 20:19 35:8	money 30:18	9:6 13:4,5 25:16
22:4,7,23 28:6	love 19:2,2 21:11	45:3 47:9,22	34:14 44:22,24	31:18 32:5
50:17	58:1	53:12,22	month 27:24	neighbors 19:14
let's 26:9 49:11	low 33:2	meeting 7:12	monthly 8:7	never 27:1 34:14
level 12:18 16:15	lower 7:9,10,14	23:20 37:10	months 5:13	45:1
levels 46:11	57:3	40:16 42:19	50:11	new 3:19 4:13 5:4
Liberties 33:6	Luckily 42:15	49:10 55:20	moratorium	6:4,5 9:15,18
38:4	M	56:4,5,6,7,7,11	24:18	11:20 17:6 18:2
life 12:7	maddeningly	57:21 58:6,10	morning 2:2,21	20:11 22:15
light 18:23	19:23	meetings 5:18 8:3	3:8 6:3 11:14	24:19,20 25:5
limit 51:19,21	mail 51:14	8:7,20 16:20	24:3,4,8 40:8	25:17,19 27:18
limited 41:22	main 11:22 55:18	18:4,14 19:6	42:7,9,20,21	27:21 29:9,14
limits 40:11	maintain 54:14	22:1 26:14	50:4 56:23	29:18 31:15,17
lingering 15:16	making 53:9,11	35:12 40:13	mortgage 28:17	31:20 32:20,24
listening 5:17,23	Maloney 2:18	41:22 42:7,11	move 14:3,4	33:8 35:24,24
23:7 40:2 50:15	3:12 10:11	42:13 43:1 51:9	16:10 25:10	36:5 41:12
50:15 51:11	58:24	56:1,10 57:15	26:8 43:11	42:12 43:18
little 11:13 12:10	man 55:12 56:4	58:11,12,18,20	48:10	night 5:24 37:10
		59:9	moved 55:5	

38:19,22 nine 5:13 50:11 nine-month 7:22 nonconformance 35:19 North 7:14 Northeast 7:10,14 Northern 33:6 38:4 Notary 60:12 note 4:18 8:23 noted 60:5 notes 60:7 numerous 9:17 58:12 Nutter 5:2	22:21,21 35:3 35:10 40:19 44:10 53:18 57:23 opinions 50:7 opportunities 50:19,20 opportunity 3:1 50:6 opposed 27:13 orange 18:20 order 2:3 6:4 organization 10:14 37:22 organizations 9:12 outreach 7:17 overlay 45:14 overlays 45:24 owner-occupied 34:3 o'clock 42:7,9,14 42:14,22,22 56:23	pass 30:9 41:18 passed 5:2 27:24 41:23 55:5 passion 22:12 passionate 24:10 pay 30:18 39:11 paying 39:22 peach 18:21 peers 32:23 Pen 44:19 Penn 15:15 17:13 36:11 44:18 Pennsylvania 1:7 Penn's 57:7 people 10:16 11:16 15:11 16:6 19:9,10,11 19:12 21:7 25:18 26:4,16 26:24 27:9 28:5 28:10,15 29:18 37:1,12 41:20 42:10 43:18 47:11,18 48:13 50:18 52:1 54:21,22 56:9 57:16 percent 32:9,10 32:11,13,14,14 32:16,16,18 perfect 5:15 38:12 permanent 28:8 permits 30:19 permitted 36:4 person 43:10 58:23 personally 3:17 23:20 perspective 26:1 PHA 31:24 phase 6:7 Philadelphia 1:2 1:7 2:9 3:22 8:14 21:24 29:19 30:4 31:2 32:15 33:4,6 35:14 54:6	55:14 56:3 57:6 Philadelphian 55:14 Philadelphians 9:4 Philadelphia-20... 2:12 Philly 14:15 25:20 25:23,24 28:7 28:22 30:5 32:24 46:13 philosophical 16:15 photographed 44:14 physical 6:13 34:1 34:6 piece 6:10 Pine 15:15 36:10 place 31:12 42:7 places 17:15 plan 3:20 4:13 6:5 6:7,10,20 7:12 7:24 8:1,15 12:21 13:8,10 17:17 25:20,23 25:24 28:7,22 30:6 32:24 46:13 48:11 50:8 Planeto 8:14 planned 8:20 planner 10:10 planners 9:12 planning 2:11,24 3:23 4:9,17,21 4:21 6:24 7:9,22 8:8,15,24 9:1,1 9:7,9,22 10:3 26:8 27:23 31:5 33:22 37:10,21 39:18 40:24 41:4,12 54:1,1,4 plans 6:11,15 7:3 7:8,11,14,16 8:6 8:18 13:2 49:8 50:1,10 53:19	Plant 3:15 Pleas 29:5 please 24:5 33:19 57:13 plenty 50:18 plus 16:4 po 30:14 point 3:16 26:2 27:22 28:12 29:20 31:7,10 32:7,22 36:23 37:7 38:3,21 43:11 46:12 49:7 51:18 55:17 pointing 30:2 points 8:5 40:14 policies 25:12 27:4 policy 28:8 30:14 30:17,21 31:9 33:8 43:6 poor 25:18 popping 31:12 position 19:4 positive 5:15 possible 48:10 post 51:14 postal 51:14 poster 26:10,10 26:11,23 27:1,2 27:6,13 30:15 38:24 39:1 43:4 50:22 51:6,18 52:4,8 potential 45:8 Powelton 15:16 PowerPoint 26:2 26:3 27:8 51:1 51:24 preact 11:6 predictability 5:7 prefer 51:14 preferred 6:15 preliminary 11:13 preparation 40:4
---	---	---	---	--

prepared 14:3 preparing 40:4 PRESENT 1:10 presentation 26:3 26:3 41:18 52:1 presented 22:7 50:17 preservation 44:17,19,20 45:1 preserve 25:2 44:6 pretty 16:1 Primary 6:14 principles 35:9 40:19 private 19:13 31:20,24 32:1 34:17 pro 29:7 probably 36:6 58:23,23 problem 11:22 problems 38:20 49:15 50:24 proceedings 60:5 process 5:9,10 7:23 8:15,24 9:8 12:3,8 17:10,10 18:10,13 40:16 44:8,9,12 50:4 53:5 54:8 processes 9:24 project 2:11 3:14 37:22 projects 54:19 promotes 5:6 proof 27:4 52:22 properties 57:1,4 property 43:15 57:2,4 proposed 12:17 12:23 20:16 proposing 36:2 protection 28:17 prove 32:7 provide 34:15,18	45:16 provisions 36:1 public 7:17 8:2,20 8:21 10:16 29:10,11,11,14 60:12 publicly 8:7 pulled 27:14 purple 18:22,23 18:23 purpose 13:2 put 25:11 26:12 27:4 28:6 32:23 36:23 41:14,19 43:7 44:12 51:20 56:11 putting 37:3 44:9 57:1 Q Queen 44:7,14 question 11:23 17:8,9 22:13 25:17 36:19 questions 10:6,12 16:17 quick 45:12 quickly 4:23 49:24 50:12 55:5 quite 3:13 R R 60:2 raise 40:13 ratio 32:19 RCO 22:23 39:8 39:10 RCOs 11:15 22:15 37:11,15 RDA 26:9 react 11:5 18:5,15 19:4 reacting 18:11 reactive 11:4 read 2:7 27:12 readily 13:20 reading 26:16	51:1 ready 11:7 23:23 real 10:19,21 25:20 28:11 45:12 realities 6:17 realizes 22:6 really 11:9 14:21 17:9 19:21 20:2 20:5,18 22:9,12 27:7,20 30:8,22 31:13 32:20 33:24 34:19 37:17 40:12,23 41:21 43:17,18 44:11 45:22 46:5 reason 10:24 18:18 30:2 42:6 reasonably 50:12 receive 51:10 recess 54:24 59:19 recipient 4:20 recommendation 50:8 recommendatio... 6:18,20 7:3 8:1 8:16 13:14 recommending 5:21 record 2:20 24:6 Redding 3:11 10:10 redo 44:16 referring 20:8 40:2 refining 7:24 reflective 34:2 reflects 13:11 regarding 27:5 32:3 41:1 44:5 48:12 52:17 regards 53:12 Registered 10:14 regularly 7:22 regulate 34:21	regulated 34:20 regulates 34:6,11 regulations 5:6 reintroduce 3:18 reiterate 53:18 rely 16:9 remained 9:22 remapping 4:3 28:7 remember 3:21 removal 25:18 rent 43:12 renter 34:3 reorganized 5:12 report 5:20 23:8 32:3 40:4 reporter 60:12,19 represent 7:7 14:8,11 15:2 17:12 29:16 42:2 representations 18:3 representative 54:6 55:21 57:14 59:1 representatives 7:21 9:19 representing 17:21,23 reproduction 60:17 require 36:5 requirement 44:15 57:6 requirements 44:13 resident 30:4 residential 17:3 25:4 31:11,18 33:16 34:9 43:20 residents 29:7 41:9,11 55:17 resolution 2:6,7 11:14,16 49:15 RESOLUTIONS	1:17 resources 34:17 34:18 49:22 respond 33:15 39:15 results 39:4 53:10 retail 54:19 reversing 28:9 review 4:23 5:9 8:9 32:24 38:15 52:11 reviewed 8:6 reviewing 8:1 reviews 5:14 revision 5:3 rewhol 46:9 rewriting 4:12,12 rezone 15:21 45:18 46:6,10 rezoning 28:8 45:22 Rick 3:11 10:10 right 13:19,24 15:8,23 16:8 21:17 23:7,13 23:14,23 25:19 28:9 30:12,14 30:14,15,17,21 30:22 31:9 33:8 33:11,15 36:5 36:21 38:8 39:14 45:11 47:15 51:16 53:7 58:24 59:5 59:18 rightfully 15:3 rights 38:12 rigid 44:9 River 19:1 role 5:9 9:5 12:1,5 12:8,12,15 16:13 Room 1:7 Rosa 24:14 rough 21:18 rules 20:24 rush 50:1
---	--	--	---	---

rushing 50:10	seniors 50:23 52:5	smaller 45:8,9,16	started 17:1 40:3	57:24
S	sense 48:8	smooth 24:23	starting 32:19	sure 11:11 14:18
Sansom 17:2	sensitive 36:15	social 8:12,22	stated 36:20	15:19 17:22
saw 26:7 52:20	sent 45:5 52:17	Solomon 15:6	40:18	22:20 38:20
saying 14:15,19	58:12	somebody 16:7	statement 11:24	50:5 53:9 55:23
27:15 30:17	separate 47:23	22:6 26:5 33:11	statutorily 16:14	58:12
31:9 37:5 38:13	series 5:17 12:23	33:17 36:2	statutory 6:21	sustained 6:9
38:18,21,22	serious 24:20 54:7	58:19	stay 23:16,23	sweeping 13:23
41:14,19 42:1	serve 6:21 14:5	somebody's 17:16	Steering 7:18,21	sword 15:6
44:13 45:12,15	15:1 59:12	58:16	stenographic 60:7	sync 19:12
46:21 47:21	served 3:20	somewhat 46:4	stories 37:3 56:15	system 52:13
51:23 52:2,12	service 10:16 11:2	soon 30:13	57:3	systematically
52:14 56:9	services 15:18	sophomores	straight 15:13	42:23
says 30:15 32:5	55:13	14:16	strategic 6:11	T
40:23 43:23	serving 9:12	sorry 6:1 27:19	streamlines 5:6	T 60:2,2
scale 8:2 13:22	session 5:18,24	47:4 55:23 56:9	street 17:2 35:20	table 44:24
36:3	sessions 23:7 40:2	sort 6:6 13:23	56:15	take 5:20 9:4
schedule 23:8	51:11	SOSNA 51:20,20	streets 17:1	11:13 22:9
49:22	set 13:11 48:17,18	52:12,18,21	structure 36:3	29:23 32:19
scheduled 7:11	59:9	sounds 47:5	students 14:16,20	39:2 53:8
school 42:10	seventh 9:13	south 7:10 14:14	56:20	taken 9:21 24:23
Schuylkill 19:1	severe 29:12	35:14 49:6	stuff 19:1	30:23,24 40:15
Science 17:14	shaping 9:5	Southwest 3:15	subdivision 5:5	60:7
scope 7:4	share 40:17,20	7:13 14:10,21	subject 23:10	takes 50:11
se 29:7	51:13 57:19	15:18,18	55:1 59:19	talk 27:21 29:15
second 6:10 44:23	sharing 10:1	space 56:16	subjects 40:11	43:2 45:4,10
55:9,13	35:10	speak 24:10,13	submit 12:6,13	46:16 47:6,8,23
section 55:17	Sharpe 3:19	33:17	substance 20:12	48:2 49:11 51:8
see 11:18 18:17	sheet 27:14	speaking 20:24	20:14	58:24
20:21 26:4 27:1	show 11:19,19,20	specific 10:21	suburbs 25:9,10	talked 19:20 22:2
27:20 30:10	27:4	speech 38:2,8	sudden 30:9 39:3	talking 35:4
31:14 32:18	shown 28:24 37:6	spring 9:8 56:14	Sugar 41:20	37:14 46:3 49:5
33:1 44:1 47:13	shows 30:16	56:19	suggest 12:4	50:3
47:24 51:2 52:1	side 26:15	Spruce 36:11	suggested 50:16	tall 57:11
53:13	sign 43:23	staff 3:9 5:17 8:11	suggestions 49:18	taxes 43:15
seeing 4:1 59:18	signed 5:2	8:17 13:21	51:11	team 22:19,20
seen 38:3,4	single 38:2	16:20 20:19,19	sum 30:13	37:16
segregation 25:4	sister 4:9	23:22 39:17	summarize 3:2	technical 9:17
31:11,19 32:19	sit 17:11 46:23	45:7 53:18	4:8 51:12	tell 36:22 54:18
33:16 34:9	site 51:15	54:17 57:20	summarizing	tenant 28:18
43:20	sitting 26:15 44:2	58:5,19	40:17	terms 29:16,17
selected 32:17	44:11 52:5	staffing 54:4,9	summer 21:12	42:23 44:11
semester 9:14	situational 14:2	staff's 8:13	47:8	47:12 48:17
semesters 9:11	six 9:10	stakeholders 7:19	supervision 60:19	51:21 53:2,4,5
send 52:15	six-thirty 42:16	stand 33:10	support 15:4 43:6	53:24 54:1,3,4
senior 26:14	43:1	stands 37:2,2	55:16	54:17
	skyscrapers 57:9	start 4:3 18:14	supposed 37:11	

Terry 26:9 testify 53:15 55:6 59:17 testimony 10:5 24:7 54:15 Texts 8:13 thank 2:13,14,17 2:17 10:7,8 21:20 23:14,24 24:1,7,9 33:13 36:16 49:12 54:10 55:2,3,10 58:3,22 59:7,11 59:14,20 Theresa 23:17 36:17 42:15 thing 19:23 20:6 22:5 23:13 27:19 39:7 43:14 things 4:11 10:18 11:22 12:24 13:24 21:15 23:4 40:22 45:20 46:4,16 46:24 47:10 48:6 think 5:23 10:19 12:10,12,15,19 14:3 17:11 20:17,20 22:14 27:6 29:12,24 36:6 37:16 40:1 40:10 45:7 48:15,16,20 54:2 thinking 24:11 Third 16:9 55:18 58:9 Thomas 32:4 thought 12:23 24:21 thousand 31:21 three 4:11,23 7:8 8:2 37:3 56:22 57:3 three-stories 57:4	three-story 44:1 tied 11:9 Tif 43:14 Tiffany 23:17 till 56:22 time 3:12,13 14:2 14:22 15:12 20:3 26:8 35:22 38:2 39:11 49:13,16 50:16 50:18 56:22 times 13:21 15:10 21:18 26:13,17 29:3,21 35:6 52:5 title 2:7 today 2:5 19:22 told 13:20 39:17 top 28:3 topic 13:1 topics 9:10 total 30:5 totally 33:5 touch 58:4 townhomes 56:18 tradition 10:3 traffic 41:15 42:19 tragedy 23:21 training 4:15 9:18 9:21 39:6,7,12 39:19,23 40:6 transcript 60:9,16 transfers 27:24 transition 20:9 transparent 5:8 9:23 35:10 40:19 treated 48:17,19 triple 20:4 truly 55:16 57:7 trusted 15:1 try 13:8 15:5 22:18 23:3,4,5 25:2 28:14 42:17 56:24 57:22	trying 14:21 15:19 16:12 26:21 43:21 44:11 tuning 5:22 turn 58:14 turned 26:9 44:5 51:19 52:18 turning 26:20 28:1 31:18 turns 22:1 30:21 Twine 55:6,7,8,10 55:12 58:4,7,10 58:23 59:2,5,8 59:12 Twitter 8:13 two 7:11,14 11:18 25:1,1 37:19 38:1,13 40:10 40:22 41:7 45:19 46:3,11 46:15,21,23 55:16 two-story 37:4 57:3 type 25:14,15 29:8 30:5 41:3 41:23 42:22 44:8,15 52:9 55:19,20 types 41:5 46:11 53:2,3	7:13 14:9,15 17:5 update 7:2 updates 8:7 upset 37:9 urban 6:12 9:10 32:8,12 Urek 3:10 use 5:5 6:12 7:3 8:11 9:19 13:3 25:12 users 5:18 uses 6:15 13:6 20:23 USP 17:14 usually 21:24 29:6,22 U.S 32:6	41:11 43:3,6 44:22 50:1,5 53:6,24 54:19 54:20 56:23 wanted 3:16 10:12,24 11:6,7 11:12 21:8 25:10 27:20 51:21 52:18 57:19 wants 14:4 37:18 ward 55:9,12 Washington 32:12 wasn't 5:24 wasted 44:22 watch 33:11 way 11:17 13:19 13:19 25:7 49:14 ways 51:9 web 51:15 website 8:10 Wednesday 6:1 40:7 week 5:16 7:12 10:20 24:13 27:23 weeks 40:11 week's 23:21 welcome 2:15 21:6 35:11,12 went 21:19,20,23 21:23 37:9 43:12 weren't 22:4 west 7:10 21:24 33:6 55:14 we'll 3:17 13:17 we're 4:3 12:20 19:21 22:12 23:3,9 34:8,16 41:18 45:12 49:4 50:10 52:14 we've 9:10 24:10 40:3 50:3
--	--	--	--	--

white 31:15 32:9 William 44:18,19 57:7 willing 37:5 45:16 winning 29:4 wiped 33:5,5 witnesses 40:12 women 55:16 won 4:19 word 8:14 work 4:4 5:1 6:8,9 7:13 12:15 13:9 13:17 15:6 17:11 19:11 37:6 42:11 workable 45:9 worked 11:1 working 6:23 7:1 10:9 13:8 29:22 37:13,14,17 39:10 51:7 works 20:20 48:13 workshops 9:17 39:6,8 worried 20:22 worries 22:5 wouldn't 23:21 write 26:24 27:9 51:4 written 27:10,13	Z ZBA 28:24 36:7 ZIP 32:17 53:2 zoning 3:21 4:10 4:12 5:4 6:12,16 6:22 7:2 9:7,15 10:13 12:8,17 13:3,6,23 19:23 20:10,23 21:19 21:24 22:2 24:19,19 25:3,5 25:6,6,8,11 27:18,21 28:16 28:19 29:17,21 30:23,24 31:1,6 32:10,15,20 33:1,18,24 34:5 34:10,20,21 35:23 36:1 39:9 39:13,19,21 40:2 42:5,11,12 43:18 46:1 51:11 53:5 57:14 58:5 zoo 14:10 17:15	200-unit 41:15 2000 32:8 2008 4:9 2010 32:9 2011 5:1 9:16 2012 5:11 32:4 2013 1:8 7:15 2015 49:21 54:13 2035 46:6 48:11 56:3 24 32:16 55:12 56:17 24th 55:9 25-year 6:8 250 37:23 27 32:14
	3 3/400,000 31:21 32nd 56:18 32.8 32:14 3200 56:14 35 25:20,23,24 28:7,22 30:5 32:24 46:13 37 32:9 37.7 32:11 38th 15:12	
	4 40th 15:15 36:10 400 1:7 45 32:16 450 9:18	
	5 5.6 32:13 50 4:14 5:4 55:15	
	7 7 1:8 700 43:12 75 32:10	
X X 30:18	\$ \$160 39:8,12,20	
	1 10:19 1:8 11 6:8 11:15 59:22 110 46:8 1200 43:12 45:6 130309 1:17 2:6 1400 8:20 15th 42:18 1500 43:12 16 32:16 18 6:11 48:22 49:17,20 180 9:11	
	2 20 9:16 32:17 20,000 8:21	
Y Yeah 19:15 39:17 55:7 year 4:20 7:9 10:17 23:1,2 years 4:14,24 5:1 5:4 25:1,2 35:7 35:16 37:19 38:1,13 46:21 55:15 57:5 yellow 18:21 York 29:9,15,18		