

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, June 16, 2016
9:20 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILMAN CURTIS JONES, JR.
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN AL TAUBENBERGER

BILL 160398 - An ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 21st Street, Oxford Street, 20th Street, Master Street, and Ridge Avenue.

BILL 160460 - An ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Diamond Street, Franklin Street, Berks Street, and 9th Street.

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2 COUNCILMAN GREENLEE: As you
3 may know, we have a full day. This is
4 the first committee, the Committee on
5 Rules.

6 We have obtained a quorum
7 consisting of Councilman Jones,
8 Councilman Taubenberger, Councilwoman
9 Reynolds Brown, Council President Clarke,
10 and myself, Bill Greenlee.

11 Ms. Marconi, will you please
12 read the title of the first bill before
13 us.

14 THE CLERK: Bill No. 160398, an
15 ordinance to amend the Philadelphia
16 Zoning Maps by changing the zoning
17 designations of certain areas of land
18 located within an area bounded by 21st
19 Street, Oxford Street, 20th Street,
20 Master Street, and Ridge Avenue.

21 COUNCILMAN GREENLEE: Thank
22 you.

23 Mr. Gregorski, good morning.

24 MR. GREGORSKI: Good morning.

25 Good morning, Councilman

1 6/16/16 - RULES - BILL 160398, etc.
2 Greenlee, members of the Rules Committee.
3 I'm Marty Gregorski, Division Director
4 with the Development Division of the
5 Philadelphia City Planning Commission.
6 I'm here to testify on Bill No. 160398,
7 which was introduced into City Council on
8 May 5th, 2016 by Councilmember Greenlee
9 on behalf of Council President Clarke.

10 Bill No. 160398 amends the
11 Philadelphia Zoning Maps by remapping an
12 area bounded by 21st Street, Oxford
13 Street, 20th Street, Master Street, and
14 Ridge Avenue.

15 Bill No. 160398 is intended to
16 allow the Philadelphia Housing Authority
17 to build a headquarters on Ridge Avenue
18 and to attract a retail tenant, possibly
19 a grocer, to the same site. This
20 rezoning will advance the recommendations
21 of the Lower North District Plan, part of
22 the City's Comprehensive Plan.

23 The remapping is intended to
24 reposition concentrations of vacant land
25 along Ridge Avenue for retail and

1 6/16/16 - RULES - BILL 160398, etc.
2 encourage residential and commercial uses
3 on upper floors of the buildings.

4 The City Planning Commission at
5 its meeting of May 17th, 2016 recommended
6 Bill No. 160398 for approval.

7 I'd be happy to answer any
8 questions at this time.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 Any questions for Mr. Gregorski
12 on this bill?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, for the record, we have a letter
16 from Michael Johns, Senior Executive
17 Secretary, PHA, in support of this bill.

18 Anyone else here to testify on
19 Bill No. 160398?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, Ms. Marconi, please, our next bill.

23 THE CLERK: Bill No. 160460, an
24 ordinance to amend the Philadelphia
25 Zoning Maps by changing the zoning

1 6/16/16 - RULES - BILL 160398, etc.
2 designations of certain areas of land
3 located within an area bounded by Diamond
4 Street, Franklin Street, Berks Street,
5 and 9th Street.

6 COUNCILMAN GREENLEE:
7 Mr. Gregorski.

8 MR. GREGORSKI: Good morning,
9 Councilman Greenlee, members of the Rules
10 Committee. I'm Marty Gregorski, Division
11 Director with the Development Division of
12 the Philadelphia City Planning
13 Commission. I'm here to testify on Bill
14 No. 160460, which was introduced into
15 City Council on May 12th, 2016 by
16 Councilmember Greenlee on behalf of
17 Council President Clarke.

18 Bill No. 160460 amends the
19 Philadelphia Zoning Maps by remapping an
20 area bounded by Diamond Street, Franklin
21 Street, Berks Street, and 9th Street.
22 This bill is intended to correct zoning
23 and to advance the goals of the River
24 Wards District Plan, part of the City's
25 Comprehensive Plan.

1 6/16/16 - RULES - BILL 160398, etc.

2 Bill No. 160460 is intended to
3 allow the Philadelphia Housing Authority
4 to build townhomes to replace public
5 housing apartments lost when the Norris
6 Apartment high rises were demolished.

7 This bill removes obsolete
8 commercial zoning to allow houses to be
9 built by-right and rezones the 8th and
10 Diamond Recreation Center from "CMX-2"
11 Commercial Mixed-Use to "SP-P0-A" Active
12 Parks and Open Space. The Philadelphia
13 City Planning Commission considered Bill
14 No. 160460 at its meeting of June 14th,
15 2016 and recommended it for approval.

16 I'd be happy to answer any
17 questions at this time.

18 COUNCILMAN GREENLEE: Thank
19 you, sir.

20 Any questions for Mr. Gregorski
21 on this bill?

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, anyone else here to testify on Bill
25 No. 160460?

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1 6/16/16 - RULES - BILL 160398, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, that concludes the hearing of the
5 Committee on Rules. We will now go into
6 our public meeting.

7 The Chair recognizes Councilman
8 Jones.

9 COUNCILMAN JONES: Thank you,
10 Mr. Chairman. I move that Bills No.
11 160398 and 160460 be moved from this
12 Committee with a favorable
13 recommendation. I further move that the
14 rules of Council be suspended to allow
15 first reading of this bill at our next
16 session of Council.

17 (Duly seconded.)

18 COUNCILMAN GREENLEE: And
19 please let the record also reflect that
20 Councilwoman Sanchez, a member of the
21 Committee, is present.

22 It's been moved and seconded.

23 All in favor?

24 (Aye.)

25 COUNCILMAN GREENLEE: Opposed?

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1 6/16/16 - RULES - BILL 160398, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: Hearing

4 none, Bill Nos. 160398 and 160460

5 reported out of this Committee favorably

6 with a rules suspension.

7 That concludes the Committee on

8 Rules. Thank you all for your

9 participation.

10 (Committee on Rules concluded

11 at 9:25 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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