

Committee on Rules 10-26-21 Meeting
October 26, 2021

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COUNCIL OF THE CITY OF PHILADELPHIA

COMMITTEE ON RULES

Remote location using Microsoft® Teams
Tuesday, October 26, 2021
10:00 a.m.

PRESENT:

COUNCILMAN KENYATTA JOHNSON, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN DAVID OH
COUNCILMAN BRIAN J. O'NEILL
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ

ALSO PRESENT:

COUNCILMAN ALLAN DOMB
COUNCILWOMAN JAMIE GAUTHIER

BILLS: 210549, 210634, 210637, 210638, 210667,
210668, 210686, 210687, 210741, 210742,
210778, 210808

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COUNCILMAN JOHNSON: Good morning, everyone.

I understand that state law currently requires that the following announcement be made at the beginning of every remote public hearing as follows:

Due to the current public health emergency, City Council Committees are currently meeting remotely. We are using Microsoft Teams to make these remote hearings possible.

Instructions for how the public may view and offer public testimony at public hearings at Council Committees are included in the notices that are published at the Daily News, Inquirer and Legal Intelligencer prior to the hearings and can also be found on PHLCouncil.com.

Will the Clerk please call the roll to take attendance. Members that are in attendance will please indicate that they are present when their names are called. Also, please say a few

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brief words when responding so that your image will be displayed on screen when you speak.

THE CLERK: Councilmember Mark Squilla.

COUNCILMAN SQUILLA: Good morning, Mr. Chair. Present.

THE CLERK: Councilmember Maria Quinones-Sanchez.

COUNCILWOMAN QUINONES-SANCHEZ: Good morning, Council Chair and members.

THE CLERK: Councilmember Cindy Bass.

COUNCILWOMAN BASS: Good morning, Mr. Chairman, colleagues and all in attendance for today's hearing. Good morning.

THE CLERK: Councilmember David Oh.

COUNCILMAN OH: Good morning, Chair. Good morning, colleagues.

THE CLERK: Councilmember Katherine Gilmore Richardson.

COUNCILWOMAN GILMORE RICHARDSON: Good morning, Mr. Chair.

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Good morning, colleagues. Thank you
very, very much.

THE CLERK: Councilmember Brian
O'Neill.

COUNCILMAN O'NEILL: Good
morning, everyone.

THE CLERK: And also present,
Councilmember Jamie Gauthier.

COUNCILWOMAN GAUTHIER: Good
morning, Mr. Chair, members of the
Committee and to the public. Present.

COUNCILMAN JOHNSON: Thank you
very much, Brett.

A quorum of the Committee is
present and this hearing is now called
to order. This is the public hearing of
the Committee on Rules regarding Bill
Nos. 210549, 210634, 210637, 210638,
210667, 210668, 210686, 210687, 210741,
210742, 210778, and 210808. Very full
schedule today.

Will the Clerk please read the
titles of the bills.

THE CLERK: Bill No. 210638, a
bill to amend the Philadelphia Zoning

Maps by changing the zoning designations of certain areas of land located within an area bounded by 11th Street, Reed Street, 12th Street and Wharton Street to amend Title 14, by adding the South Philadelphia Municipal Hub Overlay District, and making other related changes, and approving the Residential Mixed-Use-2 District Master Plan for the site generally bounded by 11th Street, Reed Street, 12th Street and Wharton Street, all under certain terms and conditions.

Bill No. 210637, amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-800, entitled "Parking and Loading," pertaining to parking requirements for uses in historically designated properties, all under certain terms and conditions.

Bill No. 210686, to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of

land located within an area bounded by Walnut Street, 9th Street, Locust Street and 10th Street.

Bill No. 210687, to amend the Philadelphia Zoning Maps by changing the zoning designation of certain areas of land located within an area bounded by Trenton Avenue, Cambria Street, Tulip Street and William Street.

Bill No. 210549, approving an amendment to the Articles of Incorporation of the City Avenue Special Services District of Philadelphia and Lower Merion to extend the term of existence of the District to December 31, 2042.

Bill No. 210667, amending Title 14-529 of The Philadelphia Code, entitled "Fifth District Overlay District," to prohibit certain bonuses, all under certain terms and conditions.

Bill No. 210668, amending Section 14-504 of The Philadelphia Code, entitled "Neighborhood Conservation Overlay Districts," by expanding the

existing Strawberry Mansion/NCO area to include the area bounded by Lehigh Avenue, 29th Street and Sedgley Avenue, under certain terms and conditions.

Bill No. 210741, to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 20th Street, Arch Street, Cuthbert Street and 21st Street, all under certain terms and conditions.

Bill No. 210742, amending Section 14-502 of The Philadelphia Code, entitled "Center City Overlay District," by amending certain height regulations and creating bulk and massing controls with the Benjamin Franklin Parkway Area, all under certain terms and conditions.

Bill No. 210808, to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by all Oxford Avenue, Shelmire Avenue, Rising Sun Avenue, Solly Avenue, the County Line, Borbeck Avenue, Hasbrook

Avenue and Hartel Avenue.

Bill No. 210634, to amend the Master Plan for the University of Pennsylvania by areas of land located within an area bounded by Guardian Drive, East Service Drive, Civic Center Boulevard, 34th Street, 33rd Street and Walnut Street and the Schuylkill River, 34th Street and University Avenue.

And Bill 210778, to amend Title 14 of The Philadelphia Code by adding Section 14-532, entitled "Affordable Housing Preservation Overlay District" and making other related changes --

(Background interruption.)

THE CLERK: Will someone please mute your microphone.

(Background interruption.)

COUNCILMAN JOHNSON: Everyone, if you're not speaking, please put your camera on mute. Thank you.

THE CLERK: -- to amend the Philadelphia Zoning Maps by changing the zoning designation of certain areas of land located within an area bounded by

39th Street, Ludlow Street, 40th Street and Market Street, and to establish a temporary demolition moratorium with respect to properties within the aforementioned area, all under certain terms and conditions.

COUNCILMAN JOHNSON: Thank you very much, Brett.

Before we begin to hear testimony from the witnesses we have for today, everyone who has been invited to the meeting to testify should be aware that this public hearing is being recorded. Because the hearing is public, participants and viewers have no reasonable expectation of privacy. By continuing to be in the meeting, you are consenting to being recorded.

Additionally, prior to recognizing Members for the questions or comments they have for witnesses, I will note for the record at this time that we will use the chat feature available in Microsoft Teams to allow Members to signify that they wish to be recognized.

In order to comply with the Sunshine Act, the chat feature must only be used for this purpose.

Before we begin, please let the record reflect that Bill No. 210741 is being held at the request of the sponsor and will be heard at a later date.

Will the Clerk please call for the -- one second. Hey, Brett, is there another bill that we want to hold as well?

THE CLERK: There will be another bill that is held, but we are hearing it today.

COUNCILMAN JOHNSON: Okay. Thank you. So we're going to move forward with what we have right now.

Will the Clerk please call the panel for Bill No. 210638.

THE CLERK: We have Paula Brumelow Burns and Thomas Dalfo.

COUNCILMAN JOHNSON: Will you please state your name for the record and please begin your testimony.

MS. BRUMBELOW BURNS: Good

morning, members of the Rules Committee.

I am Paul Brumelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 210638, which was introduced into City Council on June 24, 2021 by Councilmember Squilla.

Bill No. 210638 amends Title 14 of The Philadelphia Zoning Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by adding the Section 14-531, entitled "SMH South Philadelphia Municipal Hub Overlay District," and approving the Residential Mixed-Use-2 District, RMX-2, Master Plan for the site.

The proposed bill will remap the site to RMX-2 which is a Master Plan District, along with the attached Master Plan. The SMH overlay requires affordable dwelling units and green roofs for any new residential development on the site, changes open

air requirements and curb-cut size restrictions as well as allowances for commercial square footage in the RMX-2 District.

The development team and the development plan for the municipal complex site was selected through an RFP process led by PIDC, with significant community engagement and the general features of the proposed Master Plan are consistent with the recommendations of the South District Plan. The Philadelphia City Planning Commission considered Bill No. 210638 at its meeting of October 26, 2021 and recommended for approval. I will be happy to answer any questions at this time.

COUNCILMAN JOHNSON: Will the Clerk please call the next panelist.

THE CLERK: Is Thomas Dalfo in the (inaudible)?

MR. DALFO: I am. Good morning. Can everyone hear me?

COUNCILMAN JOHNSON: Yes, we

can hear you, Thomas.

MR. DALFO: Hello. My name is Thomas Dalfo. I'm Senior Vice-president for Real Estate Services at the Philadelphia Industry and Development Corporation or PIDC. PIDC managed the developers selection process for the property in question related to this bill, and I'm testifying in support of the ordinance that's been introduced.

Real briefly let me just give background on the timeline for the process because it was quite extensive for this site. PIDC at the City's request drafted and then issued a Request for Proposals for developers on October 17, 2018. And November 6, 2018 I presented to the Passyunk Square Civic Association at the general meeting regarding the RFP process.

November 14, 2018, PIDC managed a tour of the Fleet Management facility, the largest facility in this asset. And then January 18th, we had proposed a deadline for the development responses,

and that deadline was extended somewhat in response to community concerns and requests for incorporation of affordable housing into the project, so we afforded the development community additional time to provide a response based on that.

On April 10, 2019, PIDC hosted a series of interviews with short-listed developers on their proposals for the project. I would note that the Passyunk Square Civic Association had one member on the Selection Committee, and had three members of their planning team in attendance in those developer interviews and presentations.

On October 4, 2019, the Selection Committee made a recommendation to select Alterra Property Group as the developer for the site. December 16, 2019 there was a community meeting with the City, PIDC and Alterra Property Group coordinated by the Passyunk Square Civic Association.

We hit a bit of a hiatus with the pandemic, and earlier this year on July 20, 2021 there was another Passyunk Square Civic Association meeting focusing on the redevelopment process for the site and the planning, and PIDC participated in that. In August of this year, there was an RCO meeting that was required under the zoning code was held. And just a week or so ago, there was another meeting with the Passyunk Square Civic Association addressing some community questions regarding the fire station. That ends my testimony. I'm happy to answer any questions.

COUNCILMAN JOHNSON: Thank you very much.

The Chair will now recognize Councilman Mark Squilla to make any remarks regarding this particular bill.

COUNCILMAN SQUILLA: Thank you. Thank you, Mr. Chair.

And thank you, Paula and Tom, for your testimony. Tom, real quick and I know this has been a long process from

the fall of '18, but this is something new that we had done, at least in my District, where we have engaged the community to be part of the selection process. Normally, the Councilperson gets a seat at that table when the selection process was done.

Real quick, Passyunk Square was at this selection process and also inputted into the RFP, especially with the concern with the affordability process. Has it been done before where the community group has been a part of the selection process as far as one of the RFPs that PIDC has done previously?

MR. DALFO: Councilman, not to this extent. The level of coordination and involvement that we've had with the Passyunk Square Civic Association really represents the most intensive amount of community coordination, and I think to good effect. I think the project here has been before the community a number of times, and we were able to adjust the requirements of the RFP with input from

the community. So to answer your question, no, this is the most extensive we've had.

COUNCILMAN SQUILLA: And I just wanted to reiterate that point too because sometimes things take longer when we have a lot of concerns and questions from the community during the process. But what I think came out of this was changes in the development that we saw through that process, the process of selecting a developer depending on what proposals were given forth. And the RFP sort of changed also because of the concerns from the community.

We also looked at this as far as remapping and planning suggesting for what zoning to make this process work, and there's been questions all along and community concerns and they're still are. We still have time to work with the developer on this project for concerns from the community.

But I just want to thank PIDC and the Planning Commission because it's

a lot more work. It took a lot more time. We did this during challenging times also. But even the process of the RCO flyer in the community to do inperson meetings, but then doing virtual meetings, you have many people on to discuss their concerns.

And we have people on both sides of this, right. We have people who said it was too dense of a project. We have people who said it wasn't enough density. We have people who said it wasn't enough parking, and the project kept evolving until we got to a point where we are now at where we're introducing an ordinance for a remapping of this whole entire area, but there's still more processes to go.

There's a Master Plan process. And maybe, Paula, can you explain how the Master Plan process works as we attach it to this ordinance?

MS. BRUMBELOW BURNS: Yes. Once the plan is attached to the ordinance, that is the approved plan.

So if they ever want to amend it by building a building larger, they will have to come back through City Council to have that plan amended. So there will always be -- if they want to basically deviate from what they've proposed, they will always have to come back through the public process to create any amendments to the plan. So it gives more security to the neighborhood.

COUNCILMAN SQUILLA: Right.

And I want to say that because we've actually did a remapping of an area on a previous project in Passyunk Square and we were sort of burned on that project where a developer came back and because we remapped something, they were able to come back and build a more dense, more height of a building.

This allows us to know exactly what we supported as a community and then knowing that the developer can't come back later and say, oh, well, the zoning allows us to do this, therefore

we have it already and we're going to continue that. So I think this protection is very important for the community, adding the Master Plan to the ordinance. And then the Master Plan also has to be approved by the Planning Commission, correct? You guys are now going to go through that process to approve the Master Plan?

MS. BRUMBELOW BURNS: We have approved our portion of it, so it is now up to City Council to finalize the approval of the Master Plan.

COUNCILMAN SQUILLA: So that will be done with this process?

MS. BRUMBELOW BURNS: Yes, they're done at the same time.

COUNCILMAN SQUILLA: Now, after this process is done and we remap the area, there will be then another process for the City to sell the property. Does Planning work with Public Property on the sale? Because during the RFP process, a point of the RFP was that any project here would have to have an EOP

attached to the sale of this property.

So as the sale is being done, Public Property works with Planning and then we will be introducing an ordinance to sell that property; is that correct?

MS. BRUMBELOW BURNS: Yes. And so, the Planning Commission will then vote on it and it will go to the Public Property Committee.

COUNCILMAN SQUILLA: So that will come to the Public Property Committee. And at that Committee, there will be another public hearing where the community can weigh in. And all during this process, we will be able to work with the developer on concerns, still concerns that people may have and how we can address those concerns as this whole plan is finalized.

So I just want to again thank both Planning and PIDC. I know it's been a long grueling process and I know it's still a lot more work to do, but I think that by doing this and having the involvement in the community ahead of

time will allow us to move forward and continue to address concerns as we hear them from our neighbors and folks close by. So thank you for that and looking forward to continue working with you on this project.

COUNCILMAN JOHNSON: Thank you very much, Councilman Squilla.

Any other questions or comments from members of the Committee on this particular bill?

(No response.)

COUNCILMAN JOHNSON: Hearing none, Councilman Squilla, I have one small question. I think it's a great project. I'm in that area quite frequently. Where is the fire station going to go?

COUNCILMAN SQUILLA: The fire station that is currently at 12th and Reed will be rebuilt on the 11th Street side of the project to the north of the fleet building. There's a current fleet building there. I forgot to mention during that process when we were doing

the RFP for this, the neighbors really wanted to keep that fleet building as part of the development. And so, the firehouse will be north of that right next to the police station and the L&I building. And then the exit points of that will be on 11th Street and Reed Street.

COUNCILMAN JOHNSON: Cool.

Good job. We used to go get water.

It's a water fountain in --

COUNCILMAN SQUILLA: From the firehouse.

COUNCILMAN JOHNSON: The firehouse when we came from --

COUNCILMAN SQUILLA: And you'll hear some testimony. Also, there's going to be some public comment from some neighbors there that still have some concerns about the project. So we still will continue to work through this as we move on. It's a lot more work to do and a lot more engagement, so thank you.

COUNCILMAN JOHNSON: Okay.

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Good job.

If there are no other questions from members of the Committee, I want to thank the panelists and I will ask the Clerk to please call the next panel.

THE CLERK: Paula Brumbelow Burns and Patrick Grossi testifying for Bill No. 210637.

COUNCILMAN JOHNSON: Please identify yourself for the record and please begin your testimony.

MS. BRUMBELOW BURNS: Good morning, members of the Rules Committee. I'm Paula Brumbelow Burns, Director of Legislation of the Philadelphia City Planning Commission. I'm here to testify on Bill No. 210637, which was introduced into City Council on June 24, 2021 by Councilmember Squilla.

Bill No. 210637 amends Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-800, entitled "Parking and Loading," which addresses parking requirements for uses

on properties that are locally historically designated. This bill amends Zoning Bill No. 190611, which lowered the minimum parking requirement for properties that are locally designated historic or that contribute to a local historic district.

The proposed text of this bill removes the word addition from the regulations. This change clarifies that any new floor area located within the existing historic building will not trigger a minimum parking requirement. Any expansion outside of the historic building will continue to have a minimum parking requirement of 50 percent of the base zoning layer.

Additionally, a provision to allow that parking to be provided off-site has also been proposed in the bill. The Philadelphia City Planning Commission considered Bill No. 210637 at its meeting of July 15, 2021 and recommended for approval. I will be happy to answer any questions at this

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time.

COUNCILMAN JOHNSON: Thank you
very much.

Will the Clerk call the next
panel -- not panel, the next testifier.

THE CLERK: Patrick Grossi.

COUNCILMAN JOHNSON: Go ahead,
Patrick. State your name for the record
and you can begin.

MR. GROSSI: (Muted).

COUNCILMAN JOHNSON: You're
still on mute, Patrick.

MR. GROSSI: My apologies.

COUNCILMAN JOHNSON: Okay.

MR. GROSSI: My name is Patrick
Grossi. I'm here today representing the
Preservation Alliance for Greater
Philadelphia. Good morning, Committee
Chair Johnson, Vice-Chair Squilla and
members of the Committee. The
Preservation Alliance wishes to express
its support for Bill No. 210637. The
original provision, which this bill
amends, was one of the handful zoning
changes to emerge from the historic

Preservation Task Force.

It's a commonsense provision which relieves or reduces parking requirements with the adaptive reuse of historic properties. The bill is exclusive to properties listed on the Philadelphia Register of Historic Places, so this only applies to a small universe of buildings and potential projects city-wide. The bill encourages investment in historic properties and incentivizes listing on the Philadelphia Register to goals the Alliance has readily pursued over its 25 years.

So the current amendment before you simply brings the original bill closer to the spirit in which it was asked. And churches are particularly illustrated, if a historic church was for example being proposed for residential or commercial, the introduction of a new (inaudible) plan as you just heard would probably trigger parking requirements, and that was not the intention.

The parking relief envisioned by the Task Force intended that projects like that would have no parking requirement unless the building was being substantially added upon, in which case parking requirements do remain in place but will reduce by roughly half. So Bill No. 210637 is a sensible tweak to an already popular bill, and we fully support it. It better incentivizes and promote the adaptive reuse of the properties, and ease the path toward continued and renewed productive use. And I thank you for your consideration.

COUNCILMAN JOHNSON: Thank you very much.

The Chair recognizes Councilman Mark Squilla before we ask for questions or comments from the Committee. Councilman Squilla.

COUNCILMAN SQUILLA: Thank you, Councilmember Johnson.

I want to thank the Preservation Alliance, Paul Steinke, Patrick Grossi for their assistance in

this, realizing that any time we introduce legislation sometimes there's unintended consequences or sometimes people look at what we're doing and have their own take on what it means, so I think this clarifies it.

And, Patrick, maybe knowing that doing this also incentivizes a person to keep the historic structure instead of demoing it because the requirements if they demo it, they would have to then include the restrictive parking requirements; is that correct?

MR. GROSSI: I mean, certainly this only applies to properties that are standing, that are existing, that are on the local Register, and if there's a permit that would otherwise trigger parking requirements, right, some sort of zoning change, some sort of use change. So, yeah, if you were to demolish a property, somehow get permission through the Historic Commission to do that, then, yes, you're not going to receive any benefit for

doing so. You're not going to get any parking relief by doing so.

COUNCILMAN SQUILLA: And I think that's also important as we see to try to preserve some of our historic structures. It's important to have legislation in place. And the Historic Task Force came up with a bunch of options, still a lot more that we need to work on and introduce.

But again, if we continue to go in this direction, we will start to see preservation, how important it is to keep the historic fabric of our city alive while continuing to build and develop, but allow us to be proud of our history and also to retain it.

So, Patrick, thank you again for your advocacy. And hopefully as we move forward, we will have more and more legislation to help us reach that goal. Thank you.

MR. GROSSI: Thank you.

COUNCILMAN JOHNSON: Thank you, Councilman Squilla.

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Any questions or comments from
members of the Committee?

(No response.)

COUNCILMAN JOHNSON: Hearing
none, I want to thank our panelists.

Will the Clerk please call the
next panel.

THE CLERK: For Bill No.
210686, we have Paula Brumbelow Burns.

MS. BRUMBELOW BURNS: Hi. I'm
Paula Brumbelow Burns, Director of
Legislation for the Philadelphia City
Planning Commission. I am here to
testify on Bill No. 210686, which was
introduced into City Council on
September 17, 2021 by Councilmember
Squilla.

The purpose of this bill is to
allow for the construction of a new
biomedical research building at Thomas
Jefferson University to replace an
existing above-ground parking structure.
Bill No. 210686 remaps a parcel of land
among 9th Street between Walnut and
Locust Streets from RMX-3 Residential

Mixed-Use to CMX-4, Commercial Mixed-Use. This bill aligns with the Philadelphia 2035 city-wide vision recommendation to encourage institutional development and expansion through policy and careful consideration of land resources.

The Philadelphia City Planning Commission considered Bill No. 210686 at its meeting of October 21, 2021 and recommended approval. I will be happy to answer any questions at this time.

COUNCILMAN JOHNSON: Will the Clerk call the next testifier.

THE CLERK: That is the only individual for this panel. If there are questions, there are additional representatives available for the project that will be able to answer anything.

COUNCILMAN JOHNSON: Will the Clerk please recognize Councilman Mark Squilla.

COUNCILMAN SQUILLA: Thank you, Mr. Chairman.

And I appreciate it. We have worked with the community group here, Washington Square West on this proposal. Ron Patterson representing Jefferson has been in conversations. Since we have support from the community group, we wanted to hear this today, but we're still waiting for the map to be attached and amended to this legislation.

Jefferson has also agreed to hold off. They did receive their EOP today, which is important. We want to make sure we attach that to this legislation. And Jefferson has agreed to hold this in Committee until we have the signed EOP in place, and that will probably be at the next Rules Hearing.

Mr. Patterson, do you have anything else to add as we move forward?

MR. PATTERSON: Good morning. Ronald Patterson, Klehr Harrison law firm, 1835 Market Street on behalf of Thomas Jefferson University. No, Councilman Squilla, that accurately reflects what has occurred. As you

mentioned, we had a series of three meetings over the summer with Wash West Civic Association, and we agreed and will have a side agreement with them concerning certain provisos about the building is to be constructed such as it will be commensurate with the adjacent building in terms of height, 11 stories.

We won't be seeking any bonuses under the bump up of the change of the zoning map. And of course, the EOP plan which we're serious about, you can imagine Jefferson being a large entity, we received it this morning and we have to digest it and put it through the concurrent chain. So we're happy to proceed with the vote being held, and we will have it addressed by the next Rules Hearing.

COUNCILMAN SQUILLA: And --

MR. PATTERSON: I'm sorry. I just wanted to let you know we also have Anthony Bracali with Jefferson and Michael Hinchcliffe with Payette Architects if there are any questions

about the projects or if you wanted to see renderence.

COUNCILMAN SQUILLA: Thank you, Mr. Patterson, and I appreciate your continued work and effort. And I appreciate also your ability to agree to hold this until we have the final mapping and EOP.

And we would like to hold this in Committee, Mr. Chairman, and then be able to amend it at the next Rules Hearing in November.

COUNCILMAN JOHNSON: Thank you very much. And I just want to give a shout-out to Ron Patterson from South Philadelphia and the Jefferson team, give a shout-out to you leading the whole Jefferson team. I know y'all going through a little bit of post-traumatic stress as it relates to the recent gun violence that took place on Jefferson campus, so all of City Council stand with the staff and employees at Jefferson Hospital.

Will the Clerk please call the

next panel.

THE CLERK: For Bill No.
210687, we have Paula Brumbelow Burns.

MS. BRUMBELOW BURNS: I'm Paula
Brumbelow Burns, Director of Legislation
for the Philadelphia City Planning
Commission. I'm here to testify on Bill
No. 210687, which was introduced into
City Council on September 17, 2021 by
Councilmember Squilla.

Bill No. 210687 amends the
Philadelphia Zoning Maps by changing the
zoning designations of certain areas of
land located within an area bounded by
Trenton Avenue, Cambria Street, Tulip
Street and William Street. This is a
proposed zoning map amendment from
Residential Single-Family Attached
District RSA-5 to RSA-6, and will be the
first zoning map designation of an
RSA-6, which allows for smaller lots
with the intent of preserving the
two-story block.

The purpose of the proposed
changes is to facilitate redevelopment

of vacant lots with 13 single family homes on individual lots. The development will be carried out pursuant to a redevelopment agreement with the Redevelopment Authority. The units are being developed and marketed as workforce housing.

The Philadelphia City Planning Commission considered Bill No. 210687 at its meeting of October 21, 2021 and recommended approval. I'll be happy to answer any questions at this time.

COUNCILMAN JOHNSON: Thank you. Brett, is there another testifier for this panel?

THE CLERK: Not for this panel.

COUNCILMAN JOHNSON: The Chair would like to recognize Councilman Mark Squilla.

COUNCILMAN SQUILLA: Thank you, Mr. Chair. And it seems like I'm taking up all the bills here, but this is an important project that was also done through the Land Bank, so this is the one the Land Bank proposed, the 5149

affordable market rate projects.

The remapping here enables to keep the block as a low-dense two-story block to try to make it consistent and allow affordable development to be sold in the community that desperately needs it, so we are also amending this bill to attach an EOP to that plan. This is something that we're going to watch real closely to see if we can do this again in other areas of the District. We think it's really important to have affordability and also workforce housing where people who are now working and living in the City maybe working \$40,000, \$50,000 are able to buy a home in the City, so it's so important.

And so, we want to make sure that our intent is being followed here and that this is something that we could do with private developers also. And I want to thank the Land Bank for working through this process and guiding us as this takes place, so I want to thank them. I know they're not here today,

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but they did do a lot of work with this particular development and working with us, so thanks.

COUNCILMAN JOHNSON: Thank you, Councilman Squilla.

Any other questions or comments from members of the Committee?

(No response.)

COUNCILMAN JOHNSON: Hearing none, will the Clerk please call the next bill and the next panel.

THE CLERK: For Bill No. 210549, we have Denis Murphy and Terrence Foley.

MR. MURPHY: Good morning, Chairman Johnson and members of the Rules Committee. My name is Denis Murphy. I'm the Senior Director of Corridor Improvements for the Commerce Department. I'm here to testify in support of Bill No. 210549, amending the Articles of Incorporation of the City Avenue Special Services District of Philadelphia and Lower Merion to extend the District's term of existence until

December 31st of 2042.

Since 1999, the City Avenue District has carried out capital improvements, public safety services, marketing and develop partnerships and engage stakeholders to bring vibrancy to this important area. The City Avenue District is critical in fostering cooperation along this important business corridor situated on the boundary between Philadelphia and Montgomery County.

The proposed legislation will extend City Avenue's term as a municipal authority for an additional 20 years. As a second step in the re-authorization, City Avenue will return to City Council for approval for an updated plan and budget. This will occur after City Avenue has shared that plan with all property owners and conducted a public hearing in accordance with the Pennsylvania law regarding municipal authorities.

Business Improvement Districts

are one of the best examples of collaboration between the City and our commercial areas. This worthwhile effort deserves our support. Thank you for your consideration and I'm happy to answer any questions.

COUNCILMAN JOHNSON: Thank you very much.

Will the next panelist please state your name for the record and begin your testimony.

MR. FOLEY: Good morning, Chairman Johnson. I'm Terrence Foley, the President of the City Avenue Special Services District of Philadelphia and Lower Merion, better known as the City Avenue District. Before starting, I would like to thank Councilman Jones for his support of the District over the years. It's been much appreciated.

The City Ave District is a unique partnership between the City of Philadelphia and the Township of Lower Merion. It stretches from I-76 to 63rd Street along City Avenue. The

District's objectives are to improve public safety, enhance the area's image and attract and shape development. The District is a Pennsylvania Municipal Authority and is fully funded by assessments to commercial property owners within the District, which then funds the services provided.

The City Ave District works with businesses, property owners, developers and residents to shape the future of this important corridor. This work includes new zoning on both the Philadelphia and Lower Merion sides, allowing for much opportunity for new development. The District has secured over \$14 million in funding for capital improvement projects with over \$13 million in streetscape and safety improvements having been completed over the last 10 years alone.

There is an additional \$3 million improvements that are fully funded and will be constructed next year. The economic impact of the

District's activities is substantial.
Hopefully you received a copy of our economic analysis that was completed by Econsult, but I will summarize here.
The capital improvements alone have generated almost \$9 million of tax revenue for the City of Philadelphia.
The resulting private sector investment on the corridor on the Philadelphia side has created an additional 400 new jobs.
These jobs create additional direct and indirect annual expenditures of 54.6 million and employee compensation of 18.4 million each year. This increase of activities generates approximately 800,000 in additional tax revenue for the City.

The capital improvements and resulting private sector investments also generate increased property tax revenue for the City and the School District. The new construction renovations within the District increased the assessed value of those properties by \$100.5 million, generating

an additional 1.41 million a year in property taxes.

The District is also immensely proud of its contribution to public safety. The District employs an eight-person bike patrol which has served to reduce crime by 55 percent over the last 20 years. The District also engages in community and networking opportunities for local businesses and restaurants. Over two decades of growth and achievements can be viewed in the timeline brochure that again I hope you received electronically. So I look forward to seeing the continued growth of the development of the District in the next 20 years and beyond.

The District is seeking an extension of its Articles of Incorporation for another 20 years, approval for which is required from the Township of Lower Merion and the City of Philadelphia. Lower Merion has previously granted its approval. The District will be finalizing its 20-year

plan for services and a budget, and in keeping with the state Municipal Authorities Act, will present this plan to the property owners and conduct a public hearing. Once that is accomplished, we will return to Council for Council's approval. Thank you very much and I'm available for any questions.

COUNCILMAN JOHNSON: Thank you very much for your testimony.

The Chair recognizes Councilman Curtis Jones for remarks on his bill.

(No response.)

COUNCILMAN JOHNSON: Okay. We will move on.

The Chair recognizes Councilwoman Katherine Gilmore Richardson.

COUNCILWOMAN GILMORE

RICHARDSON: Thank you. Thank you so much, Mr. Chair.

First, I wanted to thank our colleague and my District Councilmember, Councilmember Jones, for introducing

this legislation to extend the City Avenue Special Services District. I was around when the Special Services District first began here in Wynnefield and actually at that time lived right off of City Avenue, so have worked closely with the bike patrol and with a lot of you over the years.

And, Terrence Foley, I just want to thank for your steadfast dedication to our community and for ensuring that we always have key initiatives in our area that continue to improve not only our capital improvements, but public safety in our area. And the marketing I think has just been stellar, particularly starting down at Presidential Boulevard by 76 all the way up to 63rd Street.

But you know I would get in trouble, Terrence, particularly for my folks in Wynnefield, and that would include Wynnefield Heights and Wynnefield, Overbrook and Overbrook Farms, so I had to get this on the

record on how you all are monitoring the types of businesses that are setting up along City Avenue, particularly I would say the Wynnefield Heights area from the Bala Cynwyd shopping center on down to 63rd Street, and how we are ensuring that the businesses that settle on that corridor, particularly on the City of Philadelphia side, that it's fair and it's equitable. I just wanted to put that on the record.

MR. FOLEY: Thank you very much. We regularly monitor what's happening in terms of new businesses. We want to support them and make sure they're successful. Our bike patrol actually is one of my first lines of telling me there's activity in a building when it's vacant. We immediately investigate and find out what's coming in there.

We have not always been successful. As you know, we have two medical marijuana dispensers which we're not happy about, but that's life. And

we're working to make sure that they are safe.

COUNCILWOMAN GILMORE

RICHARDSON: Yes. So we work with the bike patrol folks, and they have been very, very helpful to us on the corridor, particularly in certain areas of the corridor where we may have vacant facilities. And I know that was the case between 52nd and I believe Bryn Mawr for a very short time at the old furniture store, but they have been very, very helpful.

I just want to ensure that I put on the record because I will be supporting this bill, for the members in the community that I have broached this topic to ensure that the businesses that are setting up on the City side of the City Avenue Special Services District, that it's fair and it's equitable. Because I know there is a thing in the community where there's a belief that on the Lower Merion side, they're getting the newer buildings, i.e., the old KFC,

the residential developments and some of the other zoning changes that have been made on the Lower Merion side and that is not the same on the City side.

So I just wanted to put that on the record that we are for ensuring that any businesses that set up on the City Avenue Special Services District on the City side is both fair and equitable and that we are thinking about that for the overall vision for City Avenue from 63rd Street down to 76 West.

And then finally, Terrence, I just wanted to thank you again for your steadfast support and for all you have done with us over the last 20 years, and that was even back to the St. Joe's expansion of the dormitories at the old supermarket site and everything in between. So I just want to thank you very, very much for your work. And I look forward to continuing to work with you.

And, Mr. Chair, for that reason I will be supporting this legislation,

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and I thank my colleague Councilmember Jones for introducing this. Thank you very much.

COUNCILMAN JOHNSON: Thank you very much, Councilwoman.

Any other questions or comments from members of the Committee?

(No response.)

COUNCILMAN JOHNSON: Thank you for your testimony.

Hearing none, will the Clerk please call the next bill and next panel.

THE CLERK: For Bill No. 210667, we have Paula Brumbelow Burns.

MS. BRUMBELOW BURNS: Hi. I'm Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 210667, which was introduced into City Council on September 27, 2021 by Councilmember Parker for Council President Clarke.

Bill No. 210667 will amend the VDO, 5th District Overlay by removing

the option for applicants to earn height and density bonuses using the Mixed-Income Housing Bonus within the 5th Council District. The purpose of the Mixed-Income Housing Bonus is to promote the production of deed-restricted affordable housing in new construction and increase contributions to the Housing Trust Fund in addition for greater height and density.

This bill will apply to all properties within the overlay. The City Planning Commission at its meeting of October 21, 2021 recommended Bill No. 210667 for approval with amendments. The Commission recommends keeping the bonus in Center City, an adjacent neighborhood south of Spring Garden Street, but removing the option to pay a fee to the Housing Trust Fund. Any bonus earned would require affordable units to be built onsite. This is part of the 5th District in most need of affordable units and where we believe developers have the greatest amount of

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room in their pro-formas to accommodate onsite affordable units. I'll be happy to answer any questions at this time.

COUNCILMAN JOHNSON: Any questions or comments from members of the Committee?

(No response.)

COUNCILMAN JOHNSON: Hearing none, will the Clerk please call the next bill and panel.

THE CLERK: For Bill No. 210668, we have Paul Brumbelow Burns. We have Odessa Tate, Linda Tate and Tonetta Graham. And you can speak in the order in which your name was called.

MS. BRUMBELOW BURNS: I'm Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I am here to testify on Bill No. 210668, which was introduced into City Council on September 27, 2021 by Councilmember Parker for Council President Clarke.

This bill expands the Strawberry Mansion Neighborhood

Conservation Overlay to cover the remaining two-thirds of the neighborhood. The overlay applies design and zoning standards to all residential and residentially-zoned properties.

The NCO expansion has positive goals, but it's deficient in many of the requirements that the Commission's regulations set out for creating or expanding an NCO. These requirements ensure that staff has the correct materials to be able to apply the design standards of the NCO applications for building permit. The lack of materials will hinder staff's ability to review and approve applications and may result in noticeable delays.

PCPC staff has begun conversations with the lead civic organizations and Council staff in this part of the neighborhood, a process that is collaborative, deliberative and unique to each neighborhood. The Commission supports the intention of the

overlay and would like staff to continue working with Council and the Civics to refine the overlay in this section of the neighborhood.

The City Planning Commission at its meeting of October 21, 2021 recommended Bill No. 210668 for approval with suggested amendments that will address creating more specific design language, revised boundaries to exclude blocks that are primarily nonresidential or vacant and have further considerations on height limits. I will be happy to answer any questions at this time.

COUNCILMAN JOHNSON: Thank you very much.

Will the next panelist please state your name for the record and begin.

MS. TATE: Hello to the Chairman and the Committee. My name is Odessa Tate and I represent the Village Community of Strawberry Mansion and All In The Family CDC. I am in favor of the

Strawberry Mansion Overlay to be included into our boundaries within Strawberry Mansion. The identity of the community is rooted in the history and unique culture of that community.

Community culture creates a sense of pride for a community and outliers of the community should not hold precedence or responsibility for community planning and not consider the community. Philadelphia itself is distinct and each neighborhood has distinct characteristics that define the area. The overlay creates opportunities for smart development and enhancement tactics that preserve neighborhoods and not just dismantle neighborhood culture with hodgepodge developments.

The overlay allows for good practice in the following: One, collaboration. This joins community stakeholders and development. Two, more predictability and the community members have better protection that supports a neighborhood's best interest. Three,

appropriating and appreciating distinctive communities. Developments according to the overlay are attractive to communities because they intensify strong sense of place. Communities are to maintain development in accordance to recognized ability in terms of quality after infrastructure.

Communities do not deserve to lose their identities with developments when there is already an established look and feel. This overlay forces new developments to adhere to a written standard and criteria that is consistent with the comprehensive plan. Layouts of properties often have serious impacts on neighboring and nearby properties. Importantly, fundamental fairness is upheld and that details of the overlay are clearly stated for regulatory standards and are not unconstitutionally vague.

With this overlay, the expectation is to achieve higher standards and proficiency so that

community culture and integrity are not
compromised with new developments.
Thank you.

COUNCILMAN JOHNSON: You're
welcome.

Will the next panelist please
state your name for the record and
begin.

MS. TATE: Good morning,
Chairman and Committee. My name is
Glenda Tate and I'm the President of All
In The Family Group Associates CDC and
RCO in the Strawberry Mansion section of
North Philadelphia, and I am in favor of
the overlay in my community because it
gives community organizations and
residents a chance to communicate with
the Planning Commission, City Council
and developers regarding our feelings as
community residents about new
developments added to the current
housing stock.

As community members, we have
the right to say what we feel and what
we would like to see within our

communities because the decisions impact us greatly. The relations between developers and residents are important because it affects individuals and families residing in said community. The overlay provides regulations, boundaries and standards that would provide more protection for neighborhoods who feel that they are under siege from new development to have more impact on what development should be or look like in their neighborhoods.

To be clear, we do want to establish cohesive relationships with developers. It's not that our community does not want new development. It is the offensiveness of how the developments are propelled into communities without our input from inception. Through lack of thought for affordability and truly understanding the needs of the area, developments impact parking, the flow of traffic and overcrowding and most importantly, the cultural structure of the communities

with overemphasized department living.

The foundation of many communities have been built on family living and with this, does the development allow with the needs of the community or unethically go against them. With the overlay in place, developments are more likely to reflect neighborhood and the culture, affordability and the characteristics of that area. Thank you.

COUNCILMAN JOHNSON: Thank you very much. Thank you.

Will the next panelist state your name for the record and begin.

THE CLERK: The next panelist is Tonetta Graham. If you are on, you may unmute yourself and begin your testimony.

(No response.)

COUNCILMAN JOHNSON: Tonetta, are you there?

(No response.)

COUNCILMAN JOHNSON: Okay. Any questions or comments from members of

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the Committee?

(No response.)

COUNCILMAN JOHNSON: Hearing none, will the Clerk please call the next bill and the next panel.

THE CLERK: For Bill No. 210742, we have Paula Brumbelow Burns and Dennis Boylan.

MS. BRUMBELOW BURNS: I'm Paula Brumbelow Burns, Director of Legislation at the City Planning Commission. I'm here to testify on Bill No. 210742, which was introduced into City Council on September 23, 2021 by Councilmember Parker for Council President Clarke. The purpose of this bill and the accompanying bill 210741, which is being held, is to allow for the redevelopment of the existing surface parking lot with a multiple-story office building.

Bill No. 210742 adjusts the maximum allowable height from 240 to 245 feet and places caveats on the applicability of CMX-5, Commercial Mixed-Use zoning provisions. These

caveats would apply despite the status of zoning maps. The provisions of Bill No. 210742 would make it so that CMX-5 zoning applies only to an office building with retailer commercial services, onsite parking, no residential uses and a payment of \$2,515,350 is made to the Housing Trust Fund regardless of whether a Mixed-Income Housing Bonus is used.

Planning Commission staff has no problem with the adjustment to the height limit for this parcel, but the other provisions of this bill as written apply very specific standards to only one parcel and require a payment for approval condition. Planning Commission's staff feels that the proposed building does a good job of transitioning the scale of the JFK Boulevard to the lower scale of the Logan Square neighborhood to the north.

A building of this scale can be developed in CMX-4 using zoning bonuses. Alternatively, a clean remapping to

CMX-5 would make this bill unnecessary.

The Philadelphia City Planning Commission considered Bill No. 210742 at its meeting of October 26, 2021 and recommended not for approval. I will be happy to answer any questions at this time.

COUNCILMAN JOHNSON: Any questions or comments from members of the Committee?

(No response.)

COUNCILMAN JOHNSON: I have a question. I just wanted to ask the reason why Planning Commission was not recommending the bill?

MS. BRUMBELOW BURNS: We felt that they could do either a straight CMX-5 or CMX-4 with bonuses and meet the basic requirements of it and they did not need an additional amendment to the Ben Franklin Parkway Overlay, that they could have just achieved most of this other than the 5 feet of height without a zoning overlay.

COUNCILMAN JOHNSON: Okay.

Thank you very much.

Any questions or comments from
members of the Committee?

(No response.)

COUNCILMAN JOHNSON: Will the
Clerk please call the next bill and the
next panel.

THE CLERK: We actually have
one more individual to testify for this
bill. It is Mr. Dennis Boylan for
210742.

COUNCILMAN JOHNSON: Okay.
Mr. Dennis, please state your name for
the record and begin your testimony.

MR. BOYLAN: Good morning,
Chairman Johnson. Dennis Boylan for the
Logan Square Neighborhood Association.
I'm the President of LSNA. And this
project that's subject to the amendment
falls within our neighborhood
association boundaries. We were the
coordinating RCO for this project, and
we're a large neighborhood footprint.
We go from Broad to Schuylkill, Market
to Spring Garden.

The significant feature of our neighborhood is that it's bisected by the Benjamin Franklin Parkway. Our neighborhood takes very seriously the implied obligation to safeguard development in and around the Parkway, specifically the height restrictions.

The Parkway District is home to some of the City's --

COUNCILMAN JOHNSON: Hey, Dennis.

MR. BOYLAN: Yes?

COUNCILMAN JOHNSON: Hey, Dennis, I just want to say you're not coming through clear.

Brett, do you hear full testimony from him because I'm hearing glitches?

THE CLERK: I was having no issue hearing him, but it might be --

COUNCILMAN JOHNSON: It may be where I'm located at. But go ahead, Dennis. You can continue your testimony.

MR. BOYLAN: And I have written

testimony which I will submit to the Clerk afterwards.

The Parkway District is home to some of the City's most important cultural, educational and civic institutions and maintaining that unique quality is a civic duty of the government, the citizenry and our neighborhood. LSNA does not believe that this development will adversely affect the Parkway District, and it is for that reason that LSNA supports the proposed amendment to the City Code for this specific location.

Our process in evaluating the project was informed by a number of factors. One, the development is just several -- it's over two-and-a-half blocks away from the Ben Franklin Parkway. The Parkway Cooperation worked in very good faith with LSNA and most importantly, with the nearest neighbors, this was the Walden Walk Condominiums, to resolve any issues that were of contention.

The development will take what has been for decades a surface parking lot, put it into a more meaningful purpose. But last but not least, the proposed occupant of the building is to be a single corporate entity bringing prestige, jobs and vitality to the City. These are some, but not all of the reasons that LSNA supports this proposed amendment. And thank you very much, Mr. Chairman.

COUNCILMAN JOHNSON: Thank you very much for your testimony.

Any other questions or comments from members of the Committee?

(No response.)

COUNCILMAN JOHNSON: Hearing none, will the Clerk please call the next bill and the next panel.

THE CLERK: For Bill No. 210808, we have Paula Brumbelow Burns.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I am here to

testify on Bill No. 210808, which was introduced into City Council on October 7, 2021 by Councilmember O'Neill. Bill No. 210808 amends the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Oxford, Shelmire, Rising Sun, Solly Avenue, the County Line, Borbeck, Hasbrook and Hartel Avenues.

The bill amends all CMX-2, Commercial Mixed-Use properties to CMX-1, Commercial Mixed-Use. The zoning change will prevent the redevelopment of these lots for mixed-use development projects that the community has deemed to be incompatible with the character of the Fox Chase neighborhood.

The Central Northeast District plan recommended keeping CMX-2 zoning in this area to encourage mixed-use redevelopment of underutilized properties to strengthen the Fox Chase Business District and to encourage a strong, walkable commercial corridor.

The new CMX-1 zoning prohibits restaurants and ground floor commercial spaces greater than 2,000 square feet. The Philadelphia City Planning Commission considered Bill No. 210808 at its meeting of October 26, 2021 and recommended not for approval. I will be happy to answer any questions at this time.

COUNCILMAN JOHNSON: Thank you very much.

The Chair recognizes Councilman O'Neill for remarks on sponsorship of his bill.

COUNCILMAN O'NEILL: Yes, Mr. Chair. Thank you.

I understand the Planning Commission's opposition. I also understand when the Planning Commission says the community feels that the current zoning is not in compatible with the character of the neighborhood. That's my responsibility, not the Planning Commission's, to make sure that the community is involved, community has

input and in this particular case been working with the Planning Commission trying to find a solution, because in the 2035 meetings there were walks in this particular neighborhood in Fox Chase with the Planning Commission and the Board members of the Fox Chase Homeowner's Association, the RCO.

And what was sold to that community and it's been sold at different times in the past is storefront commercial, pedestrian-friendly, it's a potential little downtown for Fox Chase. It's the oldest area in my District. It has a huge train station right in this area, the dead-ends at Fox Chase, and there's an unimaginable parking problem that spills over. People come in from the suburbs because it's a cheaper monthly ticket. They park in front of people's houses. They park in -- the lot fills up and it's a large lot, and there's tremendous parking issues.

So what the neighbors and the

community felt they were getting when they agreed to the zoning is not what they got. There have been three proposals that have been approved at the Planning Commission just in the last month or so, and the storefronts are not there.

On one property, and it's the biggest one, the developer is the same developer that's basically building as many apartment units as they can, as high as they can and as dense as they can. And you know what got left out of the equation? What the community bought which was storefront commercial.

The side streets which are commercial, particularly on this major one, it was just ignored because a developer wouldn't have gotten four floors shoved into 35-foot height which means the units are going to be about 7-and-a-half feet inside the rooms. They would have had to do three stories if the side street had been used. That was the Planning Commission's discretion

to use the side street. And it's an abomination.

I've had two community meetings where people are just outraged, and the interpretation is let's not go in favor of the community. It goes in favor of the developer to get the developer to get the developer a by-right permit, and that's actually come out of conversations with the Planning Commission. That's the goal.

If we put these storefronts on the side, they wouldn't get their by-right zoning. The developer is not concerned about the storefront, not about the commercial, which is what CMX whether it's 1 or 2 is all about. If there had been a couple of stories above these units with residential, I wouldn't be here asking for CMX-1, which is much more community-friendly when the people that are making the approvals, the Planning Commission, are more worried about what the developer can squeeze in than what the community feels is

compatible with their neighborhood and their understanding of what 2035, the plan of 2035 was going to include.

So I just ask my colleagues to support me on this. At the last meeting a week and a half ago, there was at least 100 people that stayed until about 11 o'clock after another meeting and gave a standing vote unanimously for this change. The three projects I mentioned, they're already permitted and that's not going to change unless somebody appeals later and all that, but it's been approved and I just ask there's a lot of other properties like that, and it's one thing to see mistakes being made and actually a community was double-crossed. But to sit back in my position representing this community and not do anything when I know something wrong happened and something right can happen in the future, that's all I'm asking for.

And I thank you, Mr. Chair.

COUNCILMAN JOHNSON: Thank you.

I just had a question. So this is a four-story apartment building under 35 feet. Isn't the regular feet by-right 38 feet?

COUNCILMAN O'NEILL: In my District, there is a 35-foot limit. That's an overlay.

COUNCILMAN JOHNSON: But that's a lot of density under 35 feet.

COUNCILMAN O'NEILL: Yes. If it would have been a three-story building with commercial on the bottom, there's room counting the side street commercial, which it's a big wide commercial street with nothing but commercial on it. There would probably be 13 storefronts plus 3 on the other street. We're just getting the 3 storefronts on the one. Everything else is 86 apartments squeezed in. They're 500 square feet and they're just packed in, and it is an abomination. But the horse seems to be out of the barn on this. It doesn't mean we can continue to have this happen. And I just ask

that this is prevented for the future.

It won't correct the past.

COUNCILMAN JOHNSON: Thank you.

Thank you very much, Councilman O'Neill.

COUNCILMAN O'NEILL: And it is Commercial Mixed-Use, and people understand that we have a restaurant in this that will be CMX-1. People are not concerned about a restaurant. They're concerned sometimes about a restaurant, which is good that they have to meet with the community, tell them what they are and get the community's support.

COUNCILMAN JOHNSON: Thank you.

I just had a quick question for Paula.

MS. BRUMBELOW BURNS: Yes.

COUNCILMAN JOHNSON: Just for clarity, Paula, when there's projects that don't fall through on the original intent of what the Planning Commission has proposed, what's the recourse? Does the project just move forward and then you have situations like this where the Councilman has to come and try to provide corrective action or circle back

with the developer and say, hey, here's the policy as opposed to how you're supposed to develop to hold them accountable?

MS. BRUMBELOW BURNS: I'm going to say I have not seen the plan that was brought up as the example in question, so I'm going to apologize. But if the commercial wasn't being met or it didn't meet the spirit of the code and they feel that there was an error in the issuing of the review or the permit, we can always or the Council office, a neighbor, another property owner always has the right to appeal the zoning permit based on an error of information not being provided adequately. So there's always that route.

There's always the best if it was an as-of-right permit. We can always look more at the zoning code and kind of figure out is it the 35 feet, is it a three-story issue, how do we come up with bigger answers. Sometimes when we're in a rush to stop everything we

don't always get to take as thoughtful of a look as we'd like. So we're always willing at the Planning Commission to go back and take a more thoughtful look instead of just the -- I understand the reaction time. But we can also after this reaction time still look thoughtfully and see if there's other solutions that need to be made.

COUNCILMAN JOHNSON: Okay.

Thank you very --

COUNCILMAN O'NEILL: Mr. Chair, if I can just follow up.

COUNCILMAN JOHNSON: Yes.

COUNCILMAN O'NEILL: There's been plenty of time because there were two projects initially. The large one I mentioned with all the side street commercial possibility that was turned down, the Planning Commission has reviewed it. They're sticking to their guns. And then across the street, we found out that the same developer that we knew about two projects has a smaller project identical but smaller. And we

asked that the side street be included in that while the review was being done just in the last couple of weeks.

We were told no, it would prevent the developer from getting a by-right permit if we did that. And you know what, that is not consistent with what the Planning Commission should be doing, what their mission is. It should be balancing the community against the developer. And when something is CMX, I don't care if it's 1 or 2, the community has already said we'll take some residential above storefronts.

Storefronts are the key to CMX-1 and 2. We're getting the fewest storefronts possible so we can squeeze all these apartments in and get the four-story in a very limited height situation.

So I think this is really out of line with everything I have learned about the Planning Commission over the years. I think they're taking a totally different left turn on the community and saying it's our way, more density or the

highway. And saying we can appeal this -- do you know how hard it is for a community to appeal a zoning permit that was granted at the discretion of the Planning Commission, because they have the discretion to use the side street or not. And there's no question that the side street should have been used, but it continued a week ago to be permitted the same way on a smaller project, so the "developer," and I'm quoting, "could get a by-right project and not need a variance."

And again, I just ask my colleagues for their support because this is our only way of helping the community. Filing a challenge to a zoning permit to the Zoning Board is very, very difficult and cumbersome, puts everything on the party with no money, the community and then has the City defending it because that's what happens. The City solicitor defends it, not the developer. They don't spend any money. The community has to spend the

money and the odds are very long as to whether or not they're going to be able to succeed, and they shouldn't have to go through that or run the risk of what is often times a loss.

COUNCILMAN JOHNSON: Councilman O'Neill, are you saying the City solicitor which is paid by our taxpayers will be defending a developer against those very same taxpayers who are appealing the permit?

COUNCILMAN O'NEILL: Yes, that's in essence what happens. Because when you challenge or appeal a permit --

(Background noise.)

COUNCILMAN JOHNSON: Excuse me. Gerald B., can you put your phone, camera, whatever on mute please. Thank you, sir.

COUNCILMAN O'NEILL: When you challenge a zoning permit that was handed over to the developer as-of-right, you are challenging the Planning Commission, in this case it's the Planning Commission that recommends to

L&I, that the Planning Commission erred, they did not properly interpret the zoning code. It's the City solicitor's job to defend the Zoning Board who relied on L&I and Planning to do the right thing.

COUNCILMAN JOHNSON:

Understood.

COUNCILMAN O'NEILL: Your

description isn't what's in the code.

It's what actually happens.

COUNCILMAN JOHNSON: Okay. All

right. Thank you, Councilman O'Neill.

And as always, I know you do your diligence representing your constituents which you represent.

Any other questions or comments from members of the Committee?

(No response.)

COUNCILMAN JOHNSON: Hearing

none, will the Clerk please call the next bill and next panel.

THE CLERK: Our next bill is

210634 and we have Paula Brumbelow Burns.

MS. BRUMBELOW BURNS: I'm sorry. I was going to say I thought we were done and I forgot we had one more, so I apologize. I'm Paula Brumbelow Burns, Director of Legislation for the City Planning Commission. I am here to testify on Bill No. 210634, which was introduced into City Council on June 24, 2021 by Councilmember Gauthier. Bill No. 210634 amends the Master Plan for the University of Pennsylvania bounded by areas of land located by Guardian Drive, East Service Drive, Civic Center Boulevard, 34th Street, 33rd Street, Walnut Street, the Schuylkill River, 34th Street and University Avenue.

The bill will allow for the expansion of the Master Plan at 3200 Walnut Street, which is previously mapped Special Purpose Institutional in previous legislation. The expansion will include a proposed six-story building known as the Vagelos Laboratory for Energy Science and Technology known as VLEST, the inclusion of the existing

Consortium building and square footage updates of miscellaneous amendments recently approved administratively by Planning Commission staff.

The proposal includes the addition of 43,150 square feet of total land area; 122,615 square feet of gross floor area and 21,306 square feet of occupied area within the expanded boundaries of the University Pennsylvania Master Plan.

With these changes, the Master Plan District remains in compliance with development regulations specified in our City Code. The City Planning Commission considered Bill No. 210634 at its meeting of July 15, 2021 and recommended approval. I will be happy to answer any questions at this time.

COUNCILMAN JOHNSON: Thank you very much.

The Chair recognizes Councilwoman Jamie Gauthier for remarks on her bill.

COUNCILWOMAN GAUTHIER: I don't

have remarks for this bill. I have
remarks for the next bill, but thank
you, Mr. Chair.

COUNCILMAN JOHNSON: You're
welcome.

Any questions or comments from
members of the Committee on this bill?

(No response.)

COUNCILMAN JOHNSON: Hearing
none, will the Clerk please call the
next bill and the next panel.

THE CLERK: For 210778, we have
Paula Brumelow Burns, Aida Smith, Pam
Andrews and we have a couple more, but I
will call them as we go.

MS. BRUMBELOW BURNS: Good
morning, members of the Rules Committee.
I am Paula Brumelow Burns, Director of
Legislation for the Philadelphia
Planning Commission. I'm here to
testify on Bill No. 210778, which was
introduced into City Council on
September 30, 2021 by Councilmember
Gauthier.

Bill No. 210778 amends Title 14

of The Philadelphia Code by adding Section 14-532, entitled "The AHP Affordable Housing Preservation Overlay District," and making other related changes to amend the Philadelphia Zoning Maps by changing the zoning of land within an area bounded by 39th Street, Ludlow Street, 40th Street and Market Street and to establish a temporary demolition moratorium.

The bill has several components in an attempt to preserve affordable housing at this site. The development's current owners have notified the U.S. Department of Housing and Urban Development that they will not be renewing their expiring affordable housing contract and they plan on selling the site.

They have also notified current tenants that they must leave their homes by July 2022. The bill proposes to change the base zoning from CMX-4 Commercial Mixed-Use, to RMX-3, Residential Mixed-Use. It also places

use regulations that address
affordability, create development
standards to have a maximum FAR of 750%,
implement a parking ratio of two parking
spaces per ten dwelling units, and to
put a one-year demolition moratorium on
any building at this site.

The Philadelphia City Planning
Commission considered Bill No. 210778 at
its meeting of October 21, 2021 and
recommended the bill for approval. I'll
be happy to answer any questions at this
time.

THE CLERK: Next we have Aida
Smith.

COUNCILWOMAN GAUTHIER:
Mr. Chair, would I be able to speak on
the bill now?

COUNCILMAN JOHNSON: (Muted).

THE CLERK: Mr. Chair, you are
muted.

COUNCILMAN JOHNSON: Yes. Do
you want to go now, Jamie, or after your
panelists go?

COUNCILWOMAN GAUTHIER: I would

like to go now, if possible.

COUNCILMAN JOHNSON: Okay. The
Chair recognizes Councilwoman Jamie
Gauthier.

COUNCILWOMAN GAUTHIER: Good
morning, everyone. Thank you, Mr. Chair
and all my colleagues on the Rules
Committee for this opportunity to be
recognized on Bill 210778.

This legislation aims to
protect both the 70 families who
currently reside at the University City
Townhomes as well as the future of
affordability in this increasingly
expensive part of West Philadelphia.
The townhomes are a deeply affordable
housing complex in the heart of
University City, an amenity-rich
neighborhood with easy access to
transportation, high quality schools,
good jobs and world class health care
institutions.

The owner of this property
opted out of their affordability
contract with HUD and they are actively

seeking to maximize their profits for this mega site. The current residents of the townhomes have been notified that they may be displaced as soon as July 2022. Without immediate intervention, we will lose these very affordable homes forever. And for the second time in 50 years, it will come at the expense of working class Black Philadelphians.

I'm sure that we are all familiar with the history of urban renewal and what it did to Black communities in this City. In the late '60s and early '70s, the City of Philadelphia raised the Black Bottom neighborhood to make way for a science and technology research campus, which today we now know as the University City Science Center.

Thousands of Philadelphians, roughly 80 percent of whom were Black, were displaced as a result not just from their homes, but from their community. The block where the townhomes are located was originally slated to be a

part of that research campus, but neighbors and the University of Pennsylvania students banded together to fight.

They demanded that sites be set aside for affordable housing so that people displaced from urban renewal had options to return so that they would have access to housing in the neighborhood for generations to come. And eventually, a commitment was made to West Philly residents that this site would be dedicated to low-income housing.

Now, let's fast-forward to today. Forty years after the University City Townhomes first opened, our City and the 3rd District have changed dramatically. Housing prices have tripled in this immediate area since then. In the last two decades alone, the Black population east of 52nd Street has been cut in half. And the end of this demand is nowhere in sight. An estimated \$5 billion has been spent on

construction in University City in just the last 10 years.

So all of this helps to explain why the University City Townhomes are irreplaceable. Dozens of three-bedroom apartments with rents that are 90 percent cheaper than what you can get on the open market sitting on a piece of land that is valued today at \$75 to \$100 million. Eradicating affordable housing on this site would be a grave injustice, not just for the families who live there now, not just for the thousands of Black Bottom residents who were removed from this land once before, but for the future of this place being somewhere where working-class people can afford to live in an amenity-rich neighborhood, one where jobs and transit and health care and other resources are all easily accessible to them.

This is something that cannot be replicated in today's housing market. The bill being considered today includes a one-year demolition band on the site.

It will also make residential mandatory and add affordability requirements, which together provide a check against the perverse market forces that play in today's real estate market, that encourage maximizing profit over the creation of inclusive neighborhoods.

Last week we were grateful to receive the support of the City Planning Commission for this bill. We appealed to the Commission that they recognize the importance and the context of this site and they took us up on that request. Now, we come to this body with the same appeal, to not be swayed by the idea that this site should be sacrificed for Philadelphia's seemingly never-ending development boom. People matter. Places matter. Having equity and diversity in our communities matter.

Today let's do something different than what happened half a century ago in West Philly and let's make sure there's justice for working-class residents in our City in

the months and years to come. Thank you so much.

COUNCILMAN JOHNSON: Thank you very much, Councilmember.

Will the Clerk please call the next panelist.

THE CLERK: We have Aida Smith next. Aida Smith, if you are on, please unmute yourself and begin your testimony.

MS. SMITH: Hi. Aida Smith my name is.

COUNCILMAN JOHNSON: Please begin your testimony.

MS. SMITH: I've been here for about 40 years since it's been built. Before the grounds were even finished, I was here. Over across the street where the Ralston House was, that was a vacant lot and everything. We've watched this neighborhood continue to be gentrified. And I don't understand how is it that right now we're just finding out, and I'm quite sure some members of City Council knew what was going on. I'm

glad she's taking up this bill. I'm in favor of it.

I don't think that because we're in an area that's newly developed or all of the development that's around it, that people want to be in this neighborhood because it is so close to everything. Everything here is right here in this area and it tends to be a safe area. So I hope you're reconsidering even letting them get away with this. They should not be able to get away with this, and I agree with your bill. Please pass her bill. That's all I have today.

COUNCILMAN JOHNSON: Thank you, Ms. Smith.

Will the Clerk call the next panelist.

THE CLERK: Next we have Pam Andrews.

COUNCILMAN JOHNSON: Pam, state your name for the record and begin.

(No response.)

COUNCILMAN JOHNSON: Pam, are

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you there?

(No response.)

COUNCILMAN JOHNSON: Okay.

We'll come back to Pam.

Will the Clerk call the next
panelist.

THE CLERK: Next we have Gerald
Bolling.

COUNCILMAN JOHNSON: How you
are doing, Gerald?

MR. BOLLING: Good morning,
Chairman.

COUNCILMAN JOHNSON: Trying to
get a headset, Gerald. You trying to
show everybody up?

MR. BOLLING: No, sir. No,
sir. I just wanted to make sure I could
hear clearly and everybody could hear me
clearly. How's everyone doing. Thank
you, Chairman. Thank you, Rules
Committee. My name is Gerald Bolling.
I'm a displaced member of the Black
Bottom tribe. We are a community that
has history over hundreds of years, so
1850 is one of our ports that Dr. Palmer

had brought up where we were recognized.
That's way before Penn, Drexel or any
other entity came into our neighborhood
to destroy it.

I want to support the
Councilwoman's bill. And I also want to
talk about white privilege because this
is what it's about. Our neighborhood
has always been a transfer for every
community in the City and they knew
that, and they were trying to buy our
homes and put us out for many years.
They bulldozed our houses on 38th Street
to get us out of there to build the
University Science Center and also
University City schools. So they got us
out of there through that tactic. And
then now they're trying to use these
tactics now not giving us the apartheid
agreement that they agreed to in the
late '70s saying that we weren't
stabilized as a community, which was far
from the truth.

We're a stabilized community
which everyone else around us as far as

Mantua up the way, 52nd Street. They're not dealing with the Black Bottom immensely. So I'm here to say the Black Bottom is actually tired of these folks thinking that they're going to keep pushing us around and pushing us over on our land. This is our land. I understand that the City and the other big wigs and institutions came and bought this land, but it's also stolen land. So this land was stolen from us, the people of the Black Bottom, and we want this land returned. And this is part of the land that we want returned because we should have ownership in our community.

We shouldn't have to be begging for nobody to give us anything. Like I heard on this whole situation, please don't do this to us, please don't come into our neighborhood and do this to us. No, we need to have our own ownership and this is where people fail to realize what we need to clean up the community. Everybody is talking about all this

violence going on. Guess what? White privilege is the cause of it, because they're moving people out displacing them in neighborhoods that they're having gang war with. So what do you think is going to happen? What do you think all of this violence is coming from? Nobody knows, right. So I just now clued you in to what it is to stop the violence.

Stop overbuilding. Give people a chance to live. There's been \$5 billion that Councilwoman said went through the University of Penn. Not one contractor was Black. They didn't even want to hire Black people on there and I got testimony to prove that, that they do not want Black people on their job sites, you understand. So this is bigger than anything that we can ever imagine.

We're talking about people trying to sell land that's not theirs. People who ostracized the Black Bottom out of their own neighborhood. We don't

have an RCO. We don't even have a voice in our own community. What is that? This is the Black Bottom. It's not University City. It's the Black Bottom, and that's what it's always going to be. And I want City Council to recognize that like y'all did before.

Y'all recognized us as a historical community. So we need to be recognized also all around the board with ownership, with loans and grants to help us out to build our community and build our people. We want to stop the violence just like you do. Give us a chance. If y'all give us a chance to come sit down and talk to us, we can get together and we can stop this violence. We're not going to stop it the way you going. You have to talk to us. You have to communicate with us and give us a chance.

We're in a neighborhood we don't have no ownership in and we're the dominant people there. No ownership at all. That doesn't sound right. So

let's -- I pray that we can all get together to change this, for real. I really do. And thank y'all for letting me talk, get this out. I wanted to say some more things but I'm not going to say it, but I hope I can send y'all all what I'm thinking in my heart on my PowerPoint. I can send it all to y'all so y'all can get adjusted to what I mean.

You want to stop this violence. I do too. I seen all y'all out there trying to do it. The way to stop the violence is come through us, Family. We got to be a family. You can't exclude us from the help because we're the experts with the help. We the ones who been to jail. We the ones who been floating around in these streets. Give us a chance to help y'all understand where we coming from so we can stop this. And remember, white privilege is the cause of it all. Thank you.

COUNCILMAN JOHNSON: You're welcome.

MS. SMITH: May I ask a question? Are we going in order? Is there other people slated to speak because I wanted to make a comment?

COUNCILMAN JOHNSON: There are other people slated to speak. Just give me one second and I will give you an opportunity to make your comment.

Brett, can you call the next panelist.

THE CLERK: Yes. We have Timothy Boyle.

COUNCILMAN JOHNSON: Go ahead.

MR. BOYLE: Good morning, everybody. Timothy Boyle, Founding Principal of Science Leadership Academy Middle School and also a proud principal of Ms. Smith's grandkids. I'm here today in support of Bill 210778, on to provide Chairperson and other Councilmembers some context of the bill.

University City Townhomes represents 70 of the 150-floor private HUD private homes in our cash fund area. When I say cash fund, I mean the

geographic boundaries of my school and the Powel School as well. The vacancy rate at both of these housing sites is less than 10 percent, so these are homes that folks want to live in that are filled at or near capacity all the time.

As was mentioned earlier, we will be potentially losing the 70 units July 8, 2022. The 84 units at Center Post Village which is located at 55 North 40th Street, that contract is also up in 2024. So the decisions that we make today could also lead us down a path one way or the other in the near future. SLAM has 22 students that got an eviction notice. Powel School has 34 students that got an eviction notice. The 22 students represent 6 percent of my school. It also represents 48 percent of all the students within my school who live in the neighborhood. Powel and SLA, we both have robust populations that come from outside the neighborhood.

We were talking about most of

the folks who live near our schools who attend our schools live at this site. The 34 students at Powel represent 15 percent of their total population, so a significant driver of folks who walk to school and populate our schools, and these numbers have been borne out of the last six years that I've been the principal of SLAM.

For folks who know the history, it's been nice to hear folks' testimony previously, this site that we're talking about is four blocks away from where University City High School, the elementary and the Walnut Center are located. It's a 14-acre site that now hosts 6.5 million square feet of retail, residential, clinical office and laboratory space. There are very few places in the City where so many affordable homes are next to so much economic opportunity, cultural opportunity and educational opportunity.

My hope of this bill is in the near term there could be justice for the

families that are located, but also that we can preserve affordable housing rights next to some of the greatest opportunities that this City has to offer. That is all of my testimony. If there are any comments or questions or anything I didn't add, I'd like to.

COUNCILMAN JOHNSON: Thank you for your testimony.

Ms. Smith, do you want to make a comment or ask a question?

MS. SMITH: I want to make a comment because -- well, yeah, a comment. And it was riding on the back of Mr. Gerald and Mr. Boyle. As I said, I've been here for a long time. And you notice when people start looking in and you see outsiders and how they want to be here, and it's always where Black people get pushed out.

And the reason why we get pushed out is because they raise the taxes. The real estate tax is so high that you can't afford to stay in your own community anymore. So what you need

to do is to make sure that if it can't be saved, at least make sure it's a mixed income neighborhood. It's going to be people that work in the area but can't afford to live in the area. That doesn't make sense to me.

You know, it's things that's being done constantly to push Black people away. And to me it seems like it's going to be to the outskirts of the City of Philadelphia, and that's Upper Darby, Yeadon and all of that, and Black people won't be able to afford to come back into the City. And I know this is going on around this City in places where -- I grew up in North Philly, and you hearing stuff about what's going on now, what they're trying to take -- I'm sorry. Can you see me?

COUNCILMAN JOHNSON: Yes, I see you.

MS. SMITH: That they're trying to do now in North Philly and around the City, and I don't think it's fair. So her bill, it really needs to take a

serious look at and to stop a lot of what's happening around this City. And if it wasn't for developers, it wouldn't be homeless people, (inaudible) speculation in real estate. If you took that out of the equation -- I can't get to go bigger again. Hello? Hello?

COUNCILMAN JOHNSON: Yeah, we hear you.

MS. SMITH: I'm sorry. I don't see where I'm at, so I don't know if you can see me.

COUNCILMAN JOHNSON: I can see you.

MS. SMITH: But real estate speculation, that's what's literally driving a bunch of stuff around this country. The richest country in the world and you have homeless people, and it's because of real estate speculation. So the thing that needs to be done is to make sure that Philly and its residents, especially Black residents, Black and Brown, need to be a priority, especially since we do most of the work in this

daggone city and can't find decent housing, and this is one thing that I like about my community is that my grandkids are safe. Hello?

COUNCILMAN JOHNSON: Yes, we hear you.

MS. SMITH: I'm done now. Thank you for letting me speak. I'm trying to get back to where --

COUNCILMAN JOHNSON: You're welcome, Ms. Smith. Thank you for your testimony.

Will the Clerk please call the next panelist to testify.

THE CLERK: Pam Andrews.

COUNCILMAN JOHNSON: Pam, just state your name for the record and please begin.

MS. ANDREWS: Good morning. My name is Pam Andrews. I am the Chair of West --

COUNCILMAN JOHNSON: One second, Pam. You're very, very faint. We can't hear you.

MS. ANDREWS: Okay. Hold on

for a second. How about now?

COUNCILMAN JOHNSON: Just a little bit. Can you turn your volume up a little bit more.

MS. ANDREWS: I'm having some technical issues today.

COUNCILMAN JOHNSON:
Ms. Andrews, are you still there?

MS. ANDREWS: Hello. Can you hear me now?

COUNCILMAN JOHNSON: You're faint. But can other members of the Committee hear?

MS. ANDREWS: All right.
I'm --

COUNCILMAN JOHNSON: Go ahead,
Pam.

MS. ANDREWS: Okay. Great.
Good morning. My name is Pam Andrews.
I am the Chair of West Powelton/Saunders
Park RCO, and I am here to testify in
support of the Mixed Income Neighborhood
Overlay introduced by Councilwoman
Gauthier this morning, which the West
Powelton community feels it's long

overdue.

I have been a resident of the area for over 30 years now and I have seen many families that back in '95 when my husband and I moved in this area people could afford to rent a house, a one-bedroom apartment for \$500 a month. Now, as the Chair of West Powelton/Saunders Park, the Zoning Committee, when developers come in asking variances, the average cost of an apartment that they want to build monthly rental is \$1400 to \$1500 a month and townhouses are built and sold for \$300,000.

The West Powelton Community feels very strongly in terms of supporting this bill. We feel it is overdue and it is probably one of the first big steps that needs to be done to protect affordable housing in this area. Like I said, when my husband and I moved here, there were families. Now, there are very few.

On my block I would say right

now there's probable only three long-term residents who have been able to stay here. Either the price of real estate has gone up, taxes have gone up and we are just overrun with student housing. So I'm here -- thank you for taking the opportunity to hear me this morning and we are very excited to support this bill to assure that affordable housing is maintained in this area. Thank you.

COUNCILMAN JOHNSON: Thank you very much.

I'm going to ask Councilwoman Jamie Gauthier if there are any additional remarks before I start acknowledging other members of the Committee?

COUNCILWOMAN GAUTHIER: No. Thank you, Mr. Chair.

COUNCILMAN JOHNSON: All right. You're welcome.

Chair recognizes Councilman David Oh.

COUNCILMAN OH: Thank you very

much, Mr. Chair. I just wanted to respond to is it Ms. Ida Smith? I think so. One of the --

MS. SMITH: Aida.

COUNCILMAN OH: Aida, I'm sorry. I just wanted to completely agree with what you're saying in terms of the taxes. And one of the things that I just want people to understand is you have to watch your assessment, the assessed value.

So for example, we have cases in Philadelphia where it's the OPA, Office of Property Assessment, if you pretty much understand that your house is worth about \$100,000, it's not good news when OPA comes out and says your house is worth \$350,000 because it isn't, but you're going to have to pay the taxes. And that should be one of the first things because it happens in your neighborhood, it doesn't happen all over the City.

It happens in these gentrifying neighborhoods. And a lot of it is

illegal. It is generated by a 10-year tax abatement that occurred somewhere in the neighborhood. And by law they cannot increase your value, but they do. And Council did an audit of the assessment methodology. That means the way they do these assessments, and it was found to be below industry standard. That means it is below an acceptable standard of assessment.

So please be aware that -- unfortunately, some people they get this assessment and they don't understand you're going to pay the taxes and it's the first sign that there is something wrong. I did a bill and I've reintroduced a bill to freeze these taxes based on these illegal -- in my opinion and I say so, if it is below industry standard, it's an illegal assessment and it's an illegal tax and people should not pay these taxes. So please be alert, and thank you very much for your testimony.

Thank you, Chairman.

COUNCILMAN JOHNSON: You're welcome. Thank you, Councilman Oh.

Gerald, I want to acknowledge you for a brief remark.

MR. BOLLING: Yes. I just wanted to ask Councilman Oh, are you in support of Councilwoman Gauthier's bill?

COUNCILMAN OH: I don't know the -- I'm supporting it. I'm not voting against it. I don't know at the end of the day the legality of it. That's something for the Administration, the Planning Commission. So I'm voting for the bill. That's your bottom-line question.

However, I do think that elsewhere in the City and in other parts of Philadelphia to me the most direct thing that's happening is people are being targeted for improper illegal overly high assessment that is leading to overly high taxes that lead to sheriff's sales and other things where they're not even getting the money that it's assessed on. So, yeah, I do

support the bill.

But I will say that ultimately I think we have to straighten out these assessments and the corresponding taxes that are driving people out of this city depending in what neighborhood they live in under the threat of sheriff's sale.

MR. BOLLING: My other question was do you think that we need to make a committee for affordable housing and have the community members in the housing where there's gentrification at be on that and have power, not just being on there as a sitting stone, but actually have power to stop the developers that's coming in and doing things of that nature? I think that will be a better way to solve some of these things that's going on, especially the violence that's happening in the communities. Because actually, when you actually take somebody and displace them, you're putting them in another place.

They took the whole Passyunk

out and put it somewhere else. And then they took another place and put it somewhere else. They took Bloomberg and put it somewhere else. And now everybody's running around talking about well, why all this violence happening, why people shooting 900 bullets. This is the reason why because they're not going to lay down to everybody else.

When they're going into a neighborhood where they not liked or they're not wanted, and guess what, the people there are fighting back and they got to fight back too. So my question is should we have a committee that's city-wide that has all of the committees and concern with all these developers and it's a board that these developers have to come to in order for them to be able to develop in the ways that they want to develop, also keeping affordable housing alive because we need that, you know what I mean.

We gave the developers a 10-year abatement, so why don't we go

ahead and give the people that's on affordable housing the 10-year abatement and put them in some housing, you know what I mean. There's mix as you say, so let's put them in that new building that they building on 38th and Powelton that's going up now, the high-rise that Drexel just built for pennies on a dollar. That's another place in the Black Bottom. So let's put people in there too because they have to share, right. Let's share.

COUNCILMAN OH: Yeah. So I'll take your statement as a suggestion and recommendation. What I don't want to do is start having a private conversation with you because we're in the middle of a hearing. I'm happy to talk with you and I've done things publicly as well. You can contact me any time, come visit. I'm right in 319. Stop by today. I'm here. But let me respect the Chair and this hearing. Thank you very much. Thank you for your comments and suggestions.

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Thank you, Chairman.

COUNCILMAN JOHNSON: Thank you
very much.

Any other questions or comments
from members of the Committee?

(No response.)

COUNCILMAN JOHNSON: Hearing
none, we will take a brief pause so that
our technical crew can set up for those
who registered for public comment.

(Brief recess.)

COUNCILMAN JOHNSON: Thank you
very much. We will now hear the
testimony of those who have signed up
for public comment. The Clerk will call
your name and once called, please state
your name for the record and proceed
with your testimony.

Will the Clerk please call the
first witness.

THE CLERK: Commenting on Bill
210778, we have Andre Del Valle.

MR. DEL VALLE: Good afternoon,
Chairperson --

COUNCILMAN JOHNSON: Please

state your name for the record. We all know you, but please state your name for the record and begin. How are you doing, Andre?

MR. DEL VALLE: I'm doing good, Councilmember. Appreciate it. Good afternoon, Chairperson Johnson and members on the Committee on Rules. My name is Andre Del Valle. I'm the Director of Government Affairs for the Pennsylvania Apartment Association. I'd like to thank you for the opportunity to testify today on Bill No. 210778 introduced by Councilmember Gauthier.

The Pennsylvania Apartment Association is a statewide association representing property managers and landlords across Pennsylvania. Here in Philadelphia we represent 98 property management companies and over 156,000 units. Now, the Pennsylvania Apartment Association truly believes in the spirit of cross-collaboration, especially when it comes to legislation impacting the housing industry.

Locally, we have worked closely with PHDC, assisted in the emergency rental assistance fund roll-outs, hosted briefings for both landlords and tenants and navigated the program who also had troubleshooting challenges with the program. We have cross-collaborated with the Office of Emergency Management and relocation efforts for flood victims following Hurricane Ida, and have worked closely with Councilmember Brooks and Community Legal Services on the newly implemented renters access app. Currently, we're working with Office of Immigrant Affairs, Department of Human Resources and Department on Homeland Security on resettling efforts for our Afghan brothers and sisters who are coming to seek refuge here in Philadelphia.

I highlight this cross-collaboration because legislation like the one before us today desperately needs to have an open dialogue among all stakeholders and its elected officials.

I can assure you that no landlord or property owner wants to add to Philadelphia's continuously rising homelessness rate or displacement rate. And on the contrary, landlords across the City have been working to avoid housing instability as we all continue to navigate the challenges brought on by the COVID-19 pandemic.

I know BIA will be testifying today and I don't want to speak for them or their membership, but I know firsthand how they practically work with District members on the front end of the legislative process on variances, rezoning, et cetera, for their projects. What raises concerns about this particular piece of legislation is that it would rezone and would establish a demolition ban for one parcel known as the University City Townhomes.

The total number of units we're discussing today at University City Townhomes is 70. That's less than the number of units that were scrapped in a

proposal a few weeks ago and just a few blocks away where residents demanded parking over units, reducing the project from 174 affordable units down to 100.

Unfortunately, this will not be the first or last landlord that will sell their property here. This is actually the first of many within our membership here in the City of Philadelphia due to the rising costs of maintaining buildings, rising costs associated with every new regulation passes as well as dealing with the continued ramifications from the COVID-19 pandemic.

The question before this Committee today is not whether this legislation should pass or not, but rather will this Committee set the precedent and support future rezoning of a single parcel of land, which is privately owned without the support of property owners. The Pennsylvania Apartment Association has and will continue to stress the need for private-

public partnerships and cross-collaborating to address the challenges our City faces.

We welcome an opportunity to bring all stakeholders together, residents as well as elected officials to discuss viable options for this parcel, which addresses residents and community needs while not punishing an owner for wanting to sell their personal property. Thank you for the opportunity to testify today. I'm happy to answer any questions you may have.

COUNCILMAN JOHNSON: Will the Clerk please call the next panelists.

THE CLERK: Commenting for Bill 210778, we have Mo Rushdy.

MR. RUSHDY: Good afternoon, everyone. My name is Mo Rushdy and I serve as Treasurer of the Building Industry Association of Philadelphia as well as Co-Chair of Affordable Housing and Diversity, Equity and Inclusion Committees and member of the Real Estate Alliance.

I want to thank Chairman Johnson and the rest of the Committee for allowing me to provide testimony today on Bill No. 210778. We recognize that there's an urgent need in Philadelphia for affordable housing options for a great many people and have been seeking to collaboratively craft policies with Council to help all residents in this City share in its prosperity.

Bill No. 210778 moves the City in the wrong direction. However, the BIA has historically respected District Councilmembers' efforts to rezone parts of their Districts, but this bill's reach is unlike anything we have seen before. It's a rezoning to target a single privately-owned parcel without the owner's support and proposes a demolition moratorium on this site as well.

The legislation will create a dangerous precedent and have a chilling effect on the real estate development

community. Although we sometimes don't want to acknowledge it, City Hall needs private developers to build what government cannot, producing the housing that current and new residents want and generate the jobs and tax revenue that are so badly needed. To build housing in a strong economy, developers need just one thing from City Hall, and that is certainty. We can figure out what type of project to build and where and when to build it as long as we can control a sufficient number of variables to make projections work.

But Bill No. 210778 would make it possible for Council to rezone any parcel whenever it wants and halt demolition before a new project is announced. Suddenly Philadelphia has a whole lot more uncertainty than anywhere else in the country because this would not happen anywhere else. Why then build here?

Even more frustrating is that this dramatic legislation is apparently

proposed in the name of affordable housing, but the City continues to squander its best opportunities to generate significant quantities of affordable housing for its residents. In the 3rd Councilmanic District, there are 647 publicly-owned parcels that could be used to house those in need. I repeat 647 properties.

In the BIA's Affordable Blueprint, we argue that the City's housing crisis can be resolved if City Hall simply increases its capacity to dispose public land quickly to qualified applicants. You have the land. The development community knows how to build what you want, and we supported the Neighborhood Preservation Initiative to reach lower AMIs and to keep affordability that Councilwoman Gauthier just spoke about.

What are we waiting for? Didn't we know about this project over a year ago. So to Ms. Aida Smith and Mr. Gerald Bolling, please listen to me,

I hear you and I feel you. We can build for sale affordable single-family homes for you at very low pricing made possible by City land with the Neighborhood Preservation Initiative that we supported.

I am going on record, talk to Councilman Gauthier and see all of the public land that's available and talk to her about the 51 percent of these homes being affordable making mixed-income neighborhoods possible as Ms. Smith mentioned. Further, Council decided to decrease the amount of money that developers will pay into the Housing Trust Fund by lowering the bonuses available.

And now, Bill 210667 seeks to eliminate the bonuses all together in one Councilmanic District. These bonuses were a key component of overcoming Philadelphia's high construction costs in neighborhoods that would not otherwise see investment.

Eliminating these bonuses in 10

percent of the City and potentially imposing inclusionary zoning mandates is sending a clear signal to the real estate to look elsewhere. No one has to build in Philadelphia and soon maybe no one will. The BIA is sincere in its desire to be part of the solution. We believe in solutions that work for all.

Unfortunately, Bill No. 210778 is a dramatic example of City Hall's actions that punish the development community for longstanding shortfalls in housing policy that we have demonstrated support for, for affordable housing, providing effective alternatives and are willing partners. Please let us take a step back and work together. Please. Thank you for your consideration.

COUNCILMAN JOHNSON: (Muted).

THE CLERK: Mr. Chair, you are muted.

COUNCILMAN JOHNSON: Thank you. Will the Clerk please call the next panelist.

THE CLERK: For Bill No.

210778, we have Joe Ritchie.

MR. RITCHIE: Good afternoon.

My name is Joe Ritchie and I'm here today on behalf of the Greater Philadelphia Chapter of NAIOP where I serve as the President. NAIOP is a 501(c)(6) organization that represents the commercial real estate development community in Philadelphia and is also a member of the Philadelphia Real Estate Alliance.

Thank you to Chairman Johnson and the rest of the Committee for permitting us to provide testimony on Bill No. 210778. A membership of NAIOP understands that affordable housing is an important issue in the City that collectively the public and business community need to address with comprehensive and holistic solutions.

However if approved, Bill No. 210778 would set a dangerous precedent with the unintended consequence. The legislation effectively spot zones the block, the 3900 block of Market Street

without the owner's consent, prohibiting any alterations to the site and rendering it unsalable.

The University City Townhomes were developed under an agreement that calls for the development of the affordable housing residences and obligating the owner to maintain the Section 8 housing and affordability for four years. The owner agreed to and met this obligation. And now at the end of the term faces legislation which changes the nature of the agreement. This precedent would put up for consideration whether private landowners have the right to manage and sell their property within the confines of the rule of law.

We urge the Committee to consider the fine balance between economic growth and affordable housing and to think deeply about the far-reaching implications of spot zoning without approval of the land owner. As an industry, the real estate community relies on the particularability of land

use and cannot support targeted legislation that undermines the confidence in the system.

This use of spot zoning as a tool to preserve affordable housing is only necessary because Philadelphia currently lacks an efficient and functioning mechanism to holistically address affordable housing development. The City is being forced to choose between supporting affordable housing and supporting a once-in-a-generation growth industry that could be one of the cornerstones in Philadelphia's future economy. We should be able to choose both.

We support fully BIA's proposed land to use Philadelphia Land Bank for affordable housing and I will refer to the previous speakers' comments on the number of parcels available in this District alone through that mechanism. Instead of introducing legislation that pits the interest of one group against the other, we would all be better served

with new legislation to solve the larger problem.

Zoning is not a tool for micro-issue resolution of which affordable housing is just one example. Zoning is meant to guide the path of development and growth in a thoughtful and balanced way. It is meant to have certainty and should only be altered or modified with a thorough, deliberate and robust process involving all properties, including the current owner of the land.

The questions that we in the City are faced with today deserve legislation that materially attempts to construct working mechanisms to holistically address the issues of affordable housing. NAIOP sincerely wants to be part of the solution. We hope to work together. Thank you very much for your consideration.

COUNCILMAN JOHNSON: Thank you for your testimony.

Will the Clerk please call the next panelist.

THE CLERK: Isa Shahid.

MR. SHAHID: Good afternoon,
panel. My name is Isa Shahid
representing the Laborers' District
Council. Thank you for the opportunity
to testify today. On behalf of more
than 6,000 members of the Laborers'
District Council I'm here in support of
the plans to redevelop 3900 Market
Street, a project that will create
thousands of new good-paying jobs for
our people at a time when they are most
needed.

In support of this project, we
are asking Councilmembers to postpone
consideration of Bill No. 210778,
legislation that could have a chilling
effect on the new investment and
opportunity in the City of Philadelphia.
Such a move will be a devastating blow
to our members and their families. This
legislation purports to address concerns
over affordable housing, something that
is a growing consideration in cities and
communities across the nation. As a

union that represents and is committed to the interest of working-class people, it is a concern we share.

The support for redevelopment of the University City Townhomes site does not have to come at a cost of eliminating affordable housing and leaving these residents without safe and affordable options. Here's why:

Redevelopment of 3900 Market Street has the potential to be a \$1 billion project because of the size and location. This site is likely to become a new life science research center, a project that could total \$1 billion in development.

A project of that size will create as many as 6,500 construction jobs over the next several years as well as 3,800 permanent jobs. These are jobs that pay families sustainable wages, and the redevelopment is also expected to generate more than 25 million a year in new state and City tax revenue. It is a project that could start quickly once the land is sold. The site is already

zoned CMX-4, which means that the property is already zoned for redevelopment. If we as a City are serious about lifting people out of poverty with good jobs, this is an opportunity that we must not squander.

We share concerns about ensuring residents are treated fairly, and we applaud Councilmember Gauthier for her commitment to provide affordable housing to her community. As always, she is thoughtful and committed to doing the right thing. But it is clear that the owners of 3900 Market Street are willing to work with her in this effort.

They have said publicly they have no interest in merely selling the ground and leaving the residents stranded. A commitment that we will join Councilmember Gauthier in ensuring they live up to. They are already working to make sure that no one is losing their Section 8 benefit for the future. They are meeting residents individually to help them find and

secure affordable housing. They are working with a not-for-profit developer to transfer the Section 8 rental authorities from University City Townhomes to other locations in West Philly, which will provide long-term rental assistance and an additional 113 families. And they have pledged to cover all moving and relocation costs for these residents.

In response, many residents have expressed interest in relocating immediately even though University City Townhomes will not close until next July. The owners are willing to work with Councilmember Gauthier to create new affordable housing options near the site ensuring the residents will be treated fairly and with dignity, and that's the way it should be.

So it's not one or the other. Redevelopment of this site won't leave the residents stranded. And for that, I applaud Councilmember Gauthier for leading the fight to make sure the

redevelopment doesn't threaten
affordable housing in West Philadelphia.
But Philadelphia needs the opportunities
presented by this project.

We have the potential to create
more than 10,000 jobs once the sale of
this property is completed. That means
putting more people to work, which is
critically important in the fight
against poverty in our City. We can do
both and we should. Let's work together
to make it happen. I urge Council to
support the redevelopment of this site.
And with all differences and respect to
our friend Councilmember Gauthier,
reject Bill No. 210778. Thank you for
the opportunity to testify today. Have
a good one.

COUNCILMAN JOHNSON: Thank you.
Will the Clerk please call the next
panelist.

THE CLERK: For 210778, we have
Brett Altman.

MR. ALTMAN: Good morning,
Chairperson Johnson, members of the

Committee and staff. Thank you for the opportunity to testify this morning regarding City Council Bill No. 210778. This legislation is before you today for consideration. In addition to these remarks, I am submitting supplemental written testimony for the record.

My name is Brett Altman. I am a Principal of IBID Limited Partnership, the owner of the property of 3900 Market University City Townhomes. This proposed bill, if enacted, will specifically impact the property. I am here today to make a simple and straight forward request of this Committee. Please give us more time to work to select a buyer with a development plan that has a low-income housing component.

I along with my partners have received a number of offers for this property within the last 30 days. These are not final offers. We are committed to working with these interested parties, Councilmember Gauthier and the Administration to develop a plan for the

future of this property that will include affordable housing at the current site.

I believe with all these parties working together we can develop additional affordable housing in West Philadelphia that will benefit more people than currently served on the site, but we simply need more time to work with the parties that are interested in purchasing and developing the site. I have been in communication with Councilmember Gauthier since December of 2019 regarding the future of our property, but we only formally solicited offers in August. And as a result, those offers were only submitted recently.

We believe that we can develop a plan that will allow for affordable housing onsite. If you vote this bill out of Committee today, it will automatically and drastically devalue the land. My fear is that such an action will cause these potential buyers

to not pursue the purchase any further.
That will cost all interested parties
valuable time. As I stated to
Councilmember Gauthier last week in a
meeting, we are committed to working
toward a positive resolution that will
work for everyone. Thank you for your
time.

THE CLERK: Next we have Barry
Grossbach.

MR. GROSSBACH: Yes. Thank you
very much for the opportunity to speak
with the Committee. I represent the
Spruce Hill Community Association and
I'm not authorized to speak on the bill
before you, but rather on the history of
the site which we were intimately
involved in.

During the Rizzo
Administration, as Housing Director John
Gallery approached Spruce Hill with the
proposition of Section 8 housing
financed by HUD at one of two possible
sites. They suggested the former PGH
site where the hospital came down on

Civic Center Boulevard or 40th and Market as a possibility.

We considered the Civic Center a non-go. We felt that it would be warehousing people with no amenities, no stores or anything else and they would just be isolated off on an island. We looked at 40th and Market. We felt that that was a site to consider public housing and we decided that we would conduct community meetings to get a sense of how people felt about the proposed project.

Needless to say whenever you talked about subsidized housing, there was pushback within the neighborhood but there was also a lot of support. We had some interesting meetings with over 100 residents attending. And ultimately, Spruce Hill came down in favor of the development of the site.

One of the key factors in our decision was the fact that Friday Architects headed by Don and Arlene Matzkin who were known architects of the

Powelton Village were the proposed developers of the site, so we felt that whatever was put up there would be of sufficient quality that the residents would benefit and the neighborhood would as well. So it was an interesting experiment for us.

It was a neighborhood that came together in support of subsidized housing at that particular site, and I just felt that the Committee should have some history in terms of how all of this came about. It's been a project that has been sustained for 40 years. We didn't know how it would turn out, but it has been a beneficial experiment and a successful housing development as far as we're concerned. And I thank the Committee for the opportunity just to give a bit of a history lesson as a former history professor at the Community College of Philadelphia. Thank you very much for your time.

COUNCILMAN JOHNSON: Thank you.
Brett, are there any other panelists on

this particular bill?

THE CLERK: For 210778, there are no other speakers for public comment.

COUNCILMAN JOHNSON: The Chair recognizes Councilman Allan Domb.

COUNCILMAN DOMB: Thank you, Mr. Chair.

I've been listening to the testimony and while I'm not on the Committee, I just wanted to explore the idea that Mo Rushdy brought up because I read it in the op-ed in the Inquirer this week. I don't think he's still on the call or not, but I did have some questions for him if he is on the call. But if he's not, we can do it offline.

I think this idea on the affordable housing is something we should really explore. I think it's creative and I think it could help solve the situation. And I just want to mention I think there's 69 or 70 people involved, to figure out a way to get them affordable housing that they can

actually own and build wealth would be a great solution to this, and also to get the jobs. We want to come out of this with a win-win for both. So that's my comments for today.

Thank you, Mr. --

MR. RUSHDY: Councilman, I'm available.

COUNCILMAN DOMB: Oh. Mo, I have a question for you. Can you just explain simply if it's an option, the 69 or 70 people that live at 39th and Market to engage in your idea about affordable housing and they could actually wind up owning a home versus renting?

MR. RUSHDY: Absolutely Councilman. Again, if we're talking about 70 homes, if we're talking about the 190606 bill that has passed unanimously in January of 2020, then we're talking about close to 139 lots of which 51 percent would represent that 70 homes of where we can build for-sale affordable housing on public land.

And without using any NPI money, we would have cost of housing somewhere between \$850 to \$1,000 per month. But if NPI money is used to buy down the AMI, then we can provide housing as low as 50 percent and 40 percent and 60 percent AMI which is basically these affordable housing for 70 homes with close to about \$4.5 million of NPI money.

And that would get you 70 homes with backyards, single family homes, new construction 9-foot ceilings, 1250 square feet, three-bedroom, two-bathroom homes. We have done this model before for housing developments under the leadership of Council President Clarke on our fees that were in 2016 and 2018, and we continue as the BIA in our blueprint to have models that work. They have been proven. And using NPI, many or all of the 70 residents could have been housed easily on public land on single family homes, new construction homes.

COUNCILMAN DOMB: So just to clarify, what you're saying is the 70 or so people that live at 39th and Market could wind up owning a home in a similar payment versus renting one?

MR. RUSHDY: Absolutely, yes.

COUNCILMAN DOMB: Okay. You know, I remember from my days in the business the old expression when you rent, it's a house, but when you own, it's a home. So that's a great idea. Hope we can take advantage of it.

Thank you, Mr. Chair.

COUNCILMAN JOHNSON: Thank you very much.

Any other questions or comments for this particular panel?

(No response.)

COUNCILMAN JOHNSON: Next I'm going to ask the Clerk to please call the next panel.

THE CLERK: Commenting on Bill 210667 and 210668 we first have Sherry Brown.

MS. BROWN: Good morning,

everyone. My name is Sherry Brown and I'm a long-time resident of Strawberry Mansion. I am in support of Bill Nos. 210667 and 210668 to exempt City Council President Clarke, 5th District from the Mixed-Income Housing Zoning Bonus and the expansion of the Strawberry Mansion Neighborhood Conservation Overlay.

I remember one developer whose attorney repeatedly reminded us during a community meeting that they met the required criteria by law to receive two bonuses wherein they would get an additional 34 units of which only 10 of the total of 94 units were designated affordable. They may be well-versed with the law, but where is their moral compass, when they have two rental buildings across the street from each other at 29th and Diamond Street and they plan on building an additional 94 rental units on 29th Street, 30-plus rental units on Diamond Street while demolishing what was once Most Precious Blood Roman Catholic Church, Rectory and

Parochial School which opened in 1908 that sits next to that, replacing that with a beer garden.

We are talking about possibly adding a total of 400-plus renters in a one-block area which greatly increases the density and limited parking that currently exists. A group of community organizations and stakeholders of Strawberry Mansion formed a coalition to create the Strawberry Mansion Neighborhood Conservation Overlay which enforces a series of neighborhood-specific building regulations on new construction to retain the historic character of the neighborhood which some of these houses were built more than 100 years ago.

Currently we have over 200 PHA rental units in Strawberry Mansion. We are not against development, but we demand respect from these developers for what we need, and that is for affordable homeownership to build and sustain Strawberry Mansion. I urge Council

President Clarke to connect us with an organization that specializes in web-based technology that uses video and surveys to teach and engage the residents of Strawberry Mansion about our neighborhood's land use issues in order to plan for equality and preservation.

Knowledge is power and we're willing to work with you all, but we will not continue to be disrespected by these developers coming in and taking over and destroying our community. Knowledge is power as I said, and by-right is not right and bonuses must go. Thank you and have a blessed day.

COUNCILMAN JOHNSON: Thank you. Will the Clerk please call the next person for public comment.

THE CLERK: For Bill 210667 and 210668, we have Melvin (inaudible).

(No response.)

COUNCILMAN JOHNSON: Melvin, are you there?

COUNCIL TECH SUPPORT: Hi,

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Councilman. Melvin just hung up really quick, so we're going to try to get him called back on the line.

COUNCILMAN JOHNSON: Will the Clerk call the next person for public comment, and then we'll get Melvin after.

THE CLERK: Next for Bill Nos. 210667 and 210668, we have Bonita Cummings.

MS. CUMMINGS: Good day, Chairman Johnson and the Rules Committee. Can you hear me?

COUNCILMAN JOHNSON: Yes, we can hear you.

MS. CUMMINGS: Great. Philadelphia is not New York City. Philadelphia is not a city of mostly high-rise buildings and neighborhoods. The movement by developers assisted by bonus legislation to make Philadelphia a city of high-rise apartment buildings has unleashed the worst conduct in developers, and today Philadelphia neighborhoods are experiencing very

aggressive tactics and attacks from those developers.

They are harassing elders, inducing fear in long-time residents who have managed clean and (inaudible) at their expense many of the lots, many residents and neighborhoods who boarded up open vacant buildings and painted them. In the name of development, developers have decimated the rare and unique mural of Martin Luther King at Ridge and Diamond and blocked or trapped leaving only his arm as well as trapping the mural arts image of John Cultrane behind the new development at 2848 West Diamond Street, which by the way is for sale for \$1 million-plus.

Bonuses continue to perpetuate one-sided wealth. Developers pay a price and become millionaires, billionaires and even trillionaires according to how many times they can flip your district. The idea of affordable rental housing created by bonuses that only create in a

development project of, for example, 95 units at 10 percent bonus, that is only 9 or 10 moderate units. That can be a very slow process to the much-stated housing needs and a lot of harassment to communities for so little.

Bill Nos. 210667 and 210668 are necessary at this time to further expand neighborhood boundaries and preserve and protect the inclusion, health, welfare and safety of sensitive and vulnerable communities. These bills help restore some balance and give time for amended legislation to correct the harm and neighborhoods to comprehensively plan.

In perspective, African-Americans have not been sitting around twiddling their thumbs as the unique designs in housing and their communities Strawberry Mansion and North Central met with decay. Residents of those neighborhoods ask questions of preservation, inquired about how to get access to and repair for the King properties, et cetera. We thought we

had a plan called Blight Elimination with engaged neighborhood ambassadors. However, the breakdown of that neighborhood discussion and planning was when the name was changed from Blight Elimination to Neighborhood Transportation Initiative, NTI. Put NTI in the single-handed change of 2012 of The Philadelphia Zoning Code and we now have a very destructive weapon.

Constituents do not always want to be on the defense from developers who act as conduits representing so-called wealthy or powerful investors. We would like to get a win-win, but there has to be more transparency. Communities need more inclusion in the legislative process, meaning times hearings are held, where they are held, et cetera.

I would like to get a better understanding of what area we're talking about, south of Spring Garden amendment to Bill No. 210667. We look forward to your support of Bill Nos. 210667 and 210668. And I do thank you for allowing

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me to have a voice today.

COUNCILMAN JOHNSON: Thank you
very much.

Will the Clerk please call the
next individual for public comment.

THE CLERK: For Bill No.
210638, we have Sue Patrone.

MS. PATRONE: Hello. Thank
you, Rules Committee Chair, Co-Chair and
Councilmembers. Can you hear me?

COUNCILMAN JOHNSON: Yes, we
can hear you.

MS. PATRONE: Thank you. Thank
you for this opportunity to testify. My
name is Susan Patrone and I am a Past
President of Passyunk Square Civic
Association and Columbus Square Advisory
Council. I'm testifying today to urge
you to put a pause button on Bill 210638
on Alterra's processed 155 apartments
and retail on our municipal complex
land.

While density is driving this
proposal, this proposed plan, the heart
of my testimony is safety. According to

Alterra's own traffic study, they claim the entire complex will generate 856 "new daily trips," that translates into cars, distributed among Reed, Morton and 12th Streets. Absent are any calculations related to delivery. Rideshare, Uber, Lyft, food delivery services, Gopuff, InstaCart, Caviar, Postmates, Grubhub, not counting UPS, FedEx and Amazon Prime trucks. Our rough calculations add 90 more vehicle trucks with delivery cars to this development which will impact on 12th Street.

Now, this proposed 12th Street where many of these cars and trucks will go will have ingress and egress on the 12th Street sidewalk. On 10/14 on that block -- by the way, our Councilperson was gracious enough to come and visit the site today and talk and our Civic President as well. On 10/14/21 at the intersection of 12th and Morton from 8:25 a.m. to 9:00 a.m., I did a head count of 480 pedestrians, meaning

children and families, using the sidewalks where all of the above are proposed.

Is it safer to plan for more cars and trucks on sidewalks? Would any of us here want approximately 1,000 more cars and trucks in our neighborhood? Would any of us want to put more vehicles across the street from a multi-generational park playground? Is it feasible with the scale of this processed development, is it feasible, to align with Vision Zero in keeping our children safe? How much mitigation do we need? Could Alterra offer a plan that makes a safe, even safer than before this proposed development?

I'd like to say I appreciate the work my Councilperson and my Civic Association has put into this. COVID has presented a lot of issues. But again, safety is primary. That's the primary focus. So this proposed project needs a much deeper look and a pause button here in the Rules Committee.

Thank you for your time.

COUNCILMAN JOHNSON: Thank you
very much.

Will the Clerk please call the
next person for public comment.

THE CLERK: For Bill No.
210638, we have Sarah Anton.

MS. ANTON: Hi. Can you hear
me? Hello?

THE CLERK: Yes, we can hear
you.

MS. ANTON: Okay. Great.
Sorry. Good afternoon. My name is
Sarah Anton. I'm a Board member and the
immediate past President of Passyunk
Square Civic Association. We're the
Registered Community Organization for
the area addressed in Bill 210638
regarding the zoning and Master Plan
changes to 1100 Wharton Street, which is
commonly understood as the Municipal
Complex.

Since 2018, PSCA has worked
with Councilman Squilla, the Department
of Public Property and the Philadelphia

Industrial Development Corporation, PIDC, to gather community feedback for the proposed sale of 1100 Wharton. In November of 2018, PIDC attended our general meeting to present about the process for recruiting and reviewing proposals for the site and to review the community engagement process that led to the development of the 2035 City Master Plan, which includes a vision for this area of our neighborhood.

Following this meeting, we opened up an online forum and provided instructions to encourage neighbors to submit feedback. We also started a dedicated mailing list for updates about the process of reviewing development proposals. We collected a wide range of neighbor comments with visions for this area and submitted these to PIDC to be included as an addendum to the RFP.

In addition, concern about public school issues were raised at this point and a special neighbor committee was formed to work with the School

District to explore the possibility of uses for the site to assist in addressing this issue. At this point, PIDC proceeded with development proposal recruitment and review.

As this process continued, Councilmember Squilla arranged for the unique opportunity for representatives from our group to be part of the selection committee in an effort to maximize transparency and community input. This later expanded to a team from PSCA, myself as President of the group as well as our Vice-president, Zoning Chair and Planning Committee Chair. This team was able to participate in developer interviews for the two finalist proposals that were submitted in response to the City's Request for Proposals.

In June 2019 with the permission of PIDC, we were able to share key facts about each of these proposals with neighbors. We distributed flyers door-to-door to

hundreds of homes within blocks of the site, sent emails to thousands who are neighbors, provided an online hub for comments and provided an inperson update to about 50 neighbors at our general meeting at length.

We invited neighbors to share their opinions about proposals directly with the Mayor, Councilman Squilla and our Board. While more than half of the neighbors responded to this call for comments of support of a mixed-use proposal on this site as submitted, we clearly heard that there is not a consensus in the neighborhood about the right amounts of density and parking in this area.

Almost universally however, we heard concern about preserving green space, a desire to preserve the Fleet Management building and mitigating the downside of gentrification and the opportunity for development of this site to add units that will be affordable to seniors, small business owners, civil

servants, educators, retail workers and trades people that have historically called Passyunk Square their home.

This feedback was provided to the applicants, and ultimately the applicant most responsible to these concerns, Alterra Property, was invited to present a full proposal to the neighborhood in December 2019. The revised project featured additional residential permit parking, support for affordable housing and reduced density. Again, we distributed information door-to-door in blocks surrounding the property about this meeting, posted the development proposal online, encouraged direct feedback to our Councilmember via dedicated email address and provided reminders in our monthly newsletter and at our monthly general meeting to the community on how to make their voices heard concerning this project.

After a long hiatus due to the pandemic, Councilmember Squilla arranged for a meeting on July 2021 to present

the updated project, taking into account all neighbor comments collected online and provided during a community meeting in December 2019 and provided via various channels and individual meetings with constituents from December 2019 through June 2021.

The Master Plan legislation before you is responsive to community feedback and represents a compromise of a wide range of concerns and aspirations for this site. While as an organization, PSCA is in non-opposition to the Master Plan changes before you today. There are many details to be worked out before approval of the sale of this parcel and before our Board would be comfortable to being in non-opposition to the specific development project with Alterra Properties.

Neighbors continue to have concerns about the selection of a commercial tenant, the scope and details of green space, pedestrian safety and

other traffic concerns and concerns that the design of the new building will be generic and out of character with the neighborhood. We believe that the unique and extensive level of community engagement in this process has allowed for continuing improvement to the proposed project, and perhaps the addition of some components like affordable housing that might otherwise have never been included in the site.

It is our hope that neighbors can continue to work with Councilmember Squilla and the development team to address the outstanding issues and concerns and find solutions to make this project a contributing and appropriate addition to this vibrant part of the City. Thank you.

COUNCILMAN JOHNSON: Thank you very much.

Will the Clerk please call on anyone else who is here for public comment -- Councilman Squilla, you would like to be acknowledged?

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COUNCILMAN SQUILLA: Yes.

Thank you, Councilmember.

And I just want to thank the people who are testifying and Sarah and their input and really hard work during this process. It's been a long time. And yes, we have more work to do. We will continue working with the community and appreciate their efforts and looking forward to having future meetings as this moves forward. Thank you.

COUNCILMAN JOHNSON: You're welcome.

Will the Clerk please call anyone else who has a public comment.

THE CLERK: Mr. Chair, there is no one else in attendance for public comment.

COUNCILMAN JOHNSON: Is there anyone else whose name has not been called that would like to testify?

(No response.)

COUNCILMAN JOHNSON: Hearing none, at this time I'm going to ask for all panelists and those who have signed

up for public comment to please
disconnect as we conclude this hearing
and go into a public meeting.

This officially concludes the
public hearing of the Committee. We
will now go into a public meeting to
consider the action to be taken on the
bills before this Committee today.

Will the Clerk please call the
roll so we can convene the public
meeting.

THE CLERK: Councilmember Mark
Squilla.

COUNCILMAN SQUILLA: Good
afternoon, Mr. Chair and colleagues.
Present.

THE CLERK: Councilmember Cindy
Bass.

COUNCILWOMAN BASS: Good
afternoon, Mr. Chair and colleagues. I
am present as well.

THE CLERK: Councilmember David
Oh.

COUNCILMAN OH: Good afternoon.
I am present.

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THE CLERK: Councilmember Brian
O'Neill.

COUNCILMAN O'NEILL: Present.

THE CLERK: Councilmember
Katherine Gilmore Richardson.

COUNCILWOMAN GILMORE

RICHARDSON: Good afternoon, Mr. Chair
and colleagues. I'm present.

THE CLERK: And that is it,
Mr. Chair.

COUNCILMAN JOHNSON: We have a
quorum and we will now go into our
public meeting.

The Chair recognizes Councilman
Mark Squilla for a motion on Bill No.
210638.

COUNCILMAN SQUILLA: (Muted).

COUNCILMAN JOHNSON: You're on
mute right now, Councilman Squilla.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair. I was reading to myself.

COUNCILMAN JOHNSON: It's cool.

COUNCILMAN SQUILLA: I move
that Bill No. 210638 be reported from
this Committee with a favorable

recommendation and further move that the rules of Council be suspended as to permit the first reading of this bill at the next session of Council.

COUNCILMAN JOHNSON: Can I get a second from someone?

COUNCILWOMAN BASS: Second.

COUNCILMAN JOHNSON: The Chair notes for the record that Councilwoman Cindy Bass seconds the motion.

It has been moved and properly seconded that Bill No. 210638 be reported out of this Committee with a favorable recommendation and further move that the rules of Council be suspended to permit first reading of this bill at the next session of Council.

All those in favor of the motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes

have it and the motion carries.

The Chair recognizes Councilman Squilla for a motion on Bill No. 210637.

COUNCILMAN SQUILLA: Thank you, Mr. Chair.

I move that Bill No. 210637 be reported from this Committee with a favorable recommendation and further move that the rules of Council be suspended to permit the first reading of this bill at the next session of Council.

COUNCILMAN OH: Second.

COUNCILMAN JOHNSON: The Chair notes for the record that Councilman David Oh seconds the motion.

It has been moved and properly seconded that Bill No. 210637 be reported from this Committee with a favorable recommendation and further move that the rules of Council be suspended to permit first reading of this bill at the next session of Council.

All those in favor of the

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motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries.

The Chair recognizes
Councilmember Mark Squilla for a motion
on Bill No. 210686.

COUNCILMAN SQUILLA: 687.

COUNCILMAN JOHNSON: Oh, I'm
sorry. Let me back up for a second.

The Chair recognizes Councilman
Mark Squilla for a motion on Bill No.
210687.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I move that Bill No. 210687 be
reported from Committee with a favorable
recommendation and further move that the
rules of Council be suspended as to
permit the first reading of this bill at
the next session of Council.

COUNCILWOMAN BASS: Second.

COUNCILMAN JOHNSON: The Chair
notes for the record that Councilwoman
Cindy Bass seconds the motion.

It has been moved and properly
seconded that Bill No. 210687 be
reported from this Committee with a
favorable recommendation and further
move that the rules of Council be
suspended to permit first reading of
this bill at the next session of
Council.

All those in favor will signify
by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries.

The Chair recognizes Councilman
Mark Squilla for a motion on Bill No.
210549.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I move that Bill No. 210549 be

reported from this Committee with a favorable recommendation and further move that the rules of Council be suspended as to permit the first reading of this bill at the next session of Council.

COUNCILWOMAN GILMORE

RICHARDSON: Second.

COUNCILMAN JOHNSON: The Chair notes Katherine Gilmore Richardson seconds the motion.

It has been moved and properly seconded that Bill No. 210549 be reported from this Committee with a favorable recommendation and further move that the rules of Council be suspended to permit first reading of this bill at the next session of Council.

All those in favor of the motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those opposed?

(No response.)

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COUNCILMAN JOHNSON: The ayes
have it and the motion carries.

The Chair recognizes Councilman
Mark Squilla for a motion on the
amendment to Bill No. 210667.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I offer an amendment to Bill
No. 210667. A copy of the amendment has
been circulated to all members of the
Committee. And I move that the
amendment to Bill No. 210667 be
approved.

COUNCILWOMAN BASS: Second.

COUNCILMAN JOHNSON: The Chair
notes for the record that Councilwoman
Cindy Bass seconds the motion. It has
been moved and properly seconded that
the amendment to Bill No. 210667 be
approved.

All those in favor of the
motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries.

The Chair recognizes Councilman
Mark Squilla for a motion on Bill No.
210667 as amended.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I move that Bill No. 210667 as
amended be reported from this Committee
with a favorable recommendation and
further move that the rules of Council
be suspended as to permit the first
reading of this bill at the next session
of Council.

COUNCILMAN O'NEILL: Second.

COUNCILMAN JONES: The Chair
notes for the record that Councilman
Brian O'Neill seconds the motion.

It has been moved and properly
seconded that Bill No. 210667 as amended
be reported from this Committee with a
favorable recommendation and further
move that the rules of Council be
suspended to permit first reading of

this bill at the next session of
Council.

All those in favor of the
motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries.

The Chair recognizes Councilman
Mark Squilla for a motion on Bill No.
210668.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I move that Bill No. 210668 be
reported from this Committee with a
favorable recommendation and further
move that the rules of Council be
suspended as to permit the first reading
of this bill at the next session of
Council.

COUNCILWOMAN BASS: Second.

COUNCILMAN JOHNSON: The Chair
notes for the record that Councilwoman

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Cindy Bass seconds the motion.

It has been moved and properly seconded that Bill No. 210668 be reported from this Committee with a favorable recommendation and further move that the rules of Council be suspended to permit first reading at the next session of Council.

All those in favor of the motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes have it and the motion carries.

The Chair recognizes Mark Squilla for a motion on the amendment to Bill No. 210742.

COUNCILMAN SQUILLA: Thank you, Mr. Chair.

I offer an amendment to Bill No. 210742. A copy of the amendment has been circulated to all members of the Committee. I move that the amendment to

this Bill No. 210742 be approved.

COUNCILMAN OH: Second.

COUNCILMAN JOHNSON: The Chair
notes for the record that Councilman
David Oh seconds the motion. It has
been moved and properly seconded that
the amendment to Bill No. 210742 be
approved.

All those in favor of the
motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries. Give me
one second.

The Chair recognizes Mark
Squilla for a motion on Bill No. 210742
as amended.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I move that Bill No. 210742 as
amended be reported from this Committee
with a favorable recommendation and
further move that the rules of Council
be suspended as to permit the first
reading of this bill at the next session

of Council.

COUNCILMAN O'NEILL: Second.

COUNCILMAN JOHNSON: The Chair
notes for the record that Councilman
Brian O'Neill seconds the motion.

It has been moved and properly
seconded that Bill No. 210742 as amended
be reported from this Committee with a
favorable recommendation and further
move that the rules of Council be
suspended to permit first reading of
this bill at the next session of
Council.

All those in favor of the
motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries.

The Chair recognizes Councilman
Mark Squilla for a motion on the
amendment to Bill No. 210808.

COUNCILMAN SQUILLA: Thank you,

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Mr. Chair.

I offer an amendment to Bill No. 210808. A copy of the amendment has been circulated to all members of the Committee. I move that the amendment of Bill No. 210808 be approved.

COUNCILWOMAN BASS: Second.

COUNCILMAN JOHNSON: The Chair notes for the record that Councilwoman Cindy Bass seconds the motion. It has been moved and properly seconded that the amendment to Bill No. 210808 be approved.

All those in favor of the motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes have it and the motion carries. And the amendment to Bill 210808 has been approved.

The Chair recognizes Councilmember Mark Squilla for a

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motion --

(Background interruption.)

COUNCILMAN JOHNSON: Can everybody mute their phone or your computer, your screen if you're not speaking.

The Chair recognizes Councilmember Mark Squilla for a motion on Bill No. 210808 as amended.

COUNCILMAN SQUILLA: Thank you, Mr. Chair.

I move that Bill No. 210808 as amended be reported from this Committee with a favorable recommendation and further move that the rules of Council be suspended as to permit the first reading of this bill at the next session of Council.

COUNCILMAN O'NEILL: Second.

COUNCILMAN JOHNSON: The Chair notes for the record that Councilman Brian O'Neill seconds the motion.

It has been moved and properly seconded that Bill No. 210808 as amended be reported from this Committee with a

favorable recommendation and further
move that the rules of Council be
suspended to permit first reading of
this bill at the next session of
Council.

All those in favor of the
motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries.

The Chair recognizes
Councilmember Mark Squilla for a motion
on the amendment to Bill No. 210634.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I offer an amendment to Bill
No. 210634. A copy of the amendment has
been circulated to all members of the
Committee. I move that the amendment to
Bill No. 210634 be approved.

COUNCILWOMAN BASS: Second.

COUNCILMAN JOHNSON: The Chair

notes for the record that Councilwoman
Cindy Bass seconds the motion. It has
been moved and properly seconded that
the amendment to Bill No. 210634 be
approved.

All those in favor of the
motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it. The motion carriers. The
amendment to Bill No. 210634 has been
approved.

The Chair recognizes
Councilmember Mark Squilla for a motion
on Bill No. 210634 as amended.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I move that Bill No. 210634 as
amended be reported from this Committee
with a favorable recommendation and
further move that the rules of Council
be suspended as to permit the first

reading of this bill at the next session
of Council.

COUNCILMAN O'NEILL: Second.

COUNCILMAN JOHNSON: The Chair
notes for the record that Councilman
Brian O'Neill seconds the motion.

It has been moved and properly
seconded that Bill No. 210634 as amended
be reported from this Committee with a
favorable recommendation and further
move that the rules of Council be
suspended to permit first reading of
this bill at the next session of
Council.

All those in favor of the
motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries.

The Chair recognizes
Councilmember Mark Squilla for a motion
on the amendment to Bill No. 210778.

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COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I offer an amendment to Bill
No. 210778. A copy of the amendment has
been circulated to all members of the
Committee. I move that the amendment of
Bill No. 210778 be approved.

COUNCILMAN O'NEILL: Second.

COUNCILMAN JOHNSON: The Chair
notes for the record that Councilman
Brian O'Neill seconds the motion. It
has been moved and properly seconded
that the amendment to Bill No. 210778 be
approved.

All those in favor of the
motion will signify by saying aye.

(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries. And the
amendment to Bill No. 210778 has been
approved.

The Chair recognizes

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Councilmember Mark Squilla for a motion
on Bill No. 210778 as amended.

COUNCILMAN SQUILLA: Thank you,
Mr. Chair.

I move that Bill No. 210778 as
amended be reported from this Committee
with a favorable recommendation and
further move that the rules of Council
be suspended as to permit the first
reading of this bill at the next session
of Council.

COUNCILWOMAN BASS: Second.

COUNCILMAN JOHNSON: The Chair
notes for the record that Councilmember
Cindy Bass seconds the motion.

It has been moved and properly
seconded that Bill No. 210778 as amended
be reported from this Committee with a
favorable recommendation and further
move that the rules of Council be
suspended to permit the first reading of
this bill at the next session of
Council.

All those in favor of the
motion will signify by saying aye.

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(Aye.)

COUNCILMAN JOHNSON: Those
opposed?

(No response.)

COUNCILMAN JOHNSON: The ayes
have it and the motion carries.

Brett, for the record are we
holding Bill No. 210741?

THE CLERK: Yes. The two bills
being held at this time are Bill Nos.
210741 and 210686.

COUNCILMAN JOHNSON: Okay. So
for the record, Bill No. 210741 is being
held.

And, Brett, the next bill is
also -- what's the second one you
mentioned?

THE CLERK: 210686.

COUNCILMAN JOHNSON: And for
the record, Bill No. 210686 is also
being held at the request of their
sponsors.

This concludes the Rules
Hearing. I want to thank all my
colleagues for their dedication and

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participation on this hearing.

COUNCILMAN SQUILLA: Thank you,
Mr. Chairman. Great job.

Thank you, Brett. Have a great
day.

COUNCILMAN JOHNSON: Thank you.

(Committee on Rules concluded
at 1:05 p.m.)

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.

TANEHA CARROLL
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.)

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