

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, April 14, 2025
10:10 a.m.

PRESENT:

COUNCILWOMAN CINDY BASS, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN ISAIAH THOMAS

BILLS: 250207, 250242, 250243,
250244

1 - - -

2 COUNCILWOMAN BASS: Good
3 morning. This hearing is called to
4 order. Members and guests will
5 please take their seats. The
6 hearing is now called to order and
7 the Clerk will now take roll for
8 the Rules Committee. Today is
9 Wednesday, April -- today is
10 Monday, April 14, 2025.

11 Madam Clerk, please call
12 the roll.

13 THE CLERK: Vice-Chair
14 Councilmember Squilla.

15 COUNCILMAN SQUILLA:
16 Present.

17 THE CLERK:
18 Councilmember Gilmore Richardson.

19 COUNCILWOMAN GILMORE
20 RICHARDSON: Present.

21 THE CLERK:
22 Councilmember Thomas.

23 COUNCILMAN THOMAS:
24 Present.

1 THE CLERK:

2 Councilmember O'Neill.

3 (No response.)

4 THE CLERK:

5 Councilmember Jones.

6 (No response.)

7 THE CLERK:

8 Councilmember Gauthier.

9 (No response.)

10 THE CLERK:

11 Councilmember Bass.

12 COUNCILWOMAN BASS:

13 Present. A quorum of the Committee
14 is present, and this is the public
15 hearing of the Committee on Rules
16 regarding Bill Nos. 250207, 250242,
17 250243, 250244.

18 The Clerk will now read
19 the titles of the bills.

20 THE CLERK: Bills No. --
21 or Bill No. 250207, an ordinance to
22 amend the Philadelphia Zoning Maps
23 by changing the zoning designations
24 of certain areas of land located

1 within an area bounded by Federal
2 Street, 13th Street, Wharton
3 Street, and Broad Street.

4 Bill No. 250242, an
5 ordinance repealing in its entirety
6 Bill No. 240972 (approved December
7 23, 2024), entitled "An Ordinance
8 amending Title 14 of The
9 Philadelphia Code, entitled "Zoning
10 and Planning," by revising certain
11 provisions of Section 14-906,
12 entitled "Market Street East Sign
13 Regulations," all under certain
14 terms and conditions."

15 Bill No. 250243, an
16 ordinance repealing in its entirety
17 Bill No. 240971 (approved December
18 23, 2024), entitled "An Ordinance
19 amending Title 14 of The
20 Philadelphia Code, entitled Zoning
21 and Planning, by amending certain
22 definitions relating to signs;
23 creating an "Arena Area" within the
24 "/CTR, Center City Overlay

1 District" overlay; and making
2 related changes, including a master
3 plan requirement and changes to
4 accessory sign controls; all in
5 connection with zoning rules for a
6 proposed arena in Center City; and
7 approving a master plan for the
8 Arena Area; all under certain terms
9 and conditions."

10 Bill No. 250244, an
11 ordinance repealing in their
12 entirety, the following ordinances
13 all approved December 23, 2024:
14 Bill No. 240966, (granting the
15 necessary authorizations for the
16 City to help facilitate development
17 of a new arena for the Philadelphia
18 76ers); Bill No. 240967
19 (authorizing the execution of a
20 Service Agreement between the City
21 and PAID); Bill No. 240968
22 (authorizing striking Filbert
23 Street from 10th Street to 11th
24 Street from the City Plan); Bill

1 No. 240969 (authorizing striking
2 certain aerial portions of 10th
3 Street between Market Street and
4 Filbert Street from the City Plan);
5 Bill No. 240970 (authorizing the
6 construction and maintenance of
7 various right-of-way encroachments
8 in the vicinity of the proposed
9 arena); Bill No. 240963, (amending
10 the existing Gallery at Market
11 Street) -- excuse me, (Market East
12 Tax Increment Financing District in
13 the area of the proposed arena);
14 and Bill No. 240973 (approving the
15 amendment of a neighborhood and
16 improvement district in the area of
17 the proposed arena).

18 There are no other bills
19 under consideration today.

20 COUNCILWOMAN BASS:

21 Thank you. And the Clerk will
22 please call the first panel we have
23 to testify on Bill No. 250207.

24 THE CLERK: Paula

1 Brumbelow Burns, Director of
2 Legislation for the Philadelphia
3 City Planning Commission.

4 (Witness approached
5 Witness table.)

6 COUNCILWOMAN BASS: Good
7 morning.

8 MS. BRUMBELOW BURNS:
9 Good morning. I'm sorry. I took
10 the long way.

11 COUNCILWOMAN BASS: It's
12 all right. All good. Please state
13 your name for the record and
14 proceed.

15 MS. BRUMBELOW BURNS:
16 I'm sorry. We are on which bill
17 first?

18 COUNCILMAN SQUILLA: 7.

19 MS. BRUMBELOW BURNS: 7.

20 Thank you. Good morning,
21 Chairperson Bass and members of the
22 Rules Committee. I am Paula
23 Brumbelow Burns, Director of
24 Legislation for the Philadelphia

1 City Planning Commission. I'm here
2 to testify on Bill No. 250207,
3 introduced into City Council on
4 March 13, 2025, by Councilmember
5 Squilla.

6 Bill No. 250207 amends
7 the Philadelphia Zoning Maps by
8 changing the zoning designations
9 for land located within the bounded
10 area of Federal, 13th, Wharton and
11 Broad streets and is located in the
12 Passyunk Square neighborhood of the
13 South Planning District.

14 This bill will change
15 the zoning designations of property
16 located on Juniper and Clarion
17 Streets located south of Federal
18 Street. The properties will change
19 designations from I-2, Medium
20 industrial, to RSA-5, Residential
21 Single-Family Attached. The
22 properties are currently being used
23 as 14 single-family homes and has
24 the support of the RCO who

1 requested this map change.

2 The Philadelphia City
3 Planning Commission will consider
4 Bill No. 250207 at its public
5 meeting on April 17th and recommend
6 the bill for approval. I'll be
7 happy to answer any questions at
8 this time.

9 COUNCILWOMAN BASS:

10 Thank you.

11 Any questions from the
12 panel?

13 (No response.)

14 COUNCILWOMAN BASS:

15 Seeing none, is there anyone else
16 here to testify on Bill No. 250207
17 whose name has not been called?

18 (No response.)

19 COUNCILWOMAN BASS: And
20 seeing none, I want to thank the
21 witness for her testimony today.

22 MS. BRUMBELOW BURNS:

23 Thank you.

24 COUNCILWOMAN BASS:

1 Thank you.

2 Madam Clerk, can you
3 please call the witnesses for Bill
4 No. 250242.

5 THE CLERK: Paula
6 Brumbelow Burns, Director of
7 Legislation for the Philadelphia
8 City Planning Commission.

9 COUNCILWOMAN BASS: Good
10 morning again.

11 MS. BRUMBELOW BURNS:
12 Good morning. I'm still Paula
13 Brumbelow Burns, Director of
14 Legislation for the City Planning
15 Commission. I am here to testify
16 on Bill No. 250242, introduced into
17 City Council on March 20, 2025, by
18 Council President Johnson and
19 Councilmember Squilla. And I'd
20 like to correct that. I believe
21 it's Councilman Squilla introduced
22 for Council President Johnson.
23 Okay. Just want to make that
24 correction from my testimony.

1 Bill No. 250242 repeals
2 Bill No. 240972, approved December
3 23, 2024, which amended the
4 Philadelphia Zoning Code by
5 revising Section 14-906, entitled
6 Market Street East Sign Regulations
7 in the Market East area of the
8 Central Planning District. The
9 Philadelphia 76ers have notified
10 the City that they will not be
11 moving forward with their plans for
12 an arena in the ten-hundred block
13 of Market Street.

14 With this action, the
15 City would like to repeal this bill
16 that was put in place to facilitate
17 this specific development. The
18 Philadelphia City Planning
19 Commission will approve Bill No.
20 250242 as an item in accord with
21 the previous policy at its public
22 meeting on April 17, 2025.

23 COUNCILWOMAN BASS:

24 Thank you.

1 MS. BRUMBELOW BURNS:

2 Thank you.

3 COUNCILWOMAN BASS: Any
4 questions from the panel?

5 (No response.)

6 COUNCILWOMAN BASS:

7 Seeing none, okay.

8 Anyone else here to
9 testify on this bill whose name has
10 not been called?

11 (No response.)

12 COUNCILWOMAN BASS:

13 Seeing none, can we have the clerk
14 please state the next -- call any
15 witnesses for Bill No. 250243.

16 THE CLERK: Paula
17 Brumbelow Burns, Director of
18 Legislation for the Philadelphia
19 City Planning Commission.

20 MS. BRUMBELOW BURNS:

21 Hi. I'm Paula Brumbelow Burns. I
22 am here to testify on Bill No.
23 250243, introduced into City
24 Council on March 20, 2025 by

1 Councilman Squilla for Council

2 President Johnson.

3 Bill No. 250243 amends
4 the Philadelphia Zoning Code by
5 repealing Bill No. 240971, which
6 created an "Arena Area" within the
7 "/CTR, Center City Overlay
8 District" overlay and included a
9 master approval for the Arena Area.

10 The Philadelphia 76ers
11 have notified the City that they
12 will not be moving forward with
13 their plans for an arena in the
14 ten-hundred block of Market Street.
15 With this action, the City would
16 like to repeal this bill that was
17 put in place to facilitate this
18 specific development.

19 The Philadelphia City
20 Planning Commission will approve
21 Bill No. 250242 as an item in
22 accord with previous policy at its
23 public meeting on April 17, 2025.
24 I'll be happy to answer any

1 questions.

2 COUNCILWOMAN BASS: Did
3 you say 250242?

4 MS. BRUMBELOW BURNS: I
5 did and I meant '243.

6 COUNCILWOMAN BASS:
7 Okay. Great. All right. Thank
8 you.

9 Any questions from the
10 panel?

11 (No response.)

12 COUNCILWOMAN BASS: No,
13 okay. Thank you for your
14 testimony.

15 And is there anyone else
16 here to testify on Bill No. 250243
17 whose name has not been called?

18 (No response.)

19 COUNCILWOMAN BASS:
20 Seeing none, I want to thank you
21 for your testimony on 250243.

22 And can we now have the
23 Clerk call the witness for 250244.

24 THE CLERK: Paula

1 Brumbelow Burns, Director of
2 Legislation for the Philadelphia
3 City Planning Commission.

4 COUNCILWOMAN BASS:
5 Please state your name and proceed.

6 MS. BRUMBELOW BURNS:
7 I'm Paula Brumbelow Burns, and I am
8 here to testify on Bill No. 250244,
9 introduced into City Council on
10 March 20, 2025, by Councilmember
11 Squilla for Council President
12 Johnson.

13 Bill No. 250244 repeals
14 in the entirety ordinances approved
15 December 23, 2024, that would have
16 facilitated the development of a
17 new arena for the Philadelphia
18 76ers that would have been located
19 on Market Street East in the
20 Central Planning District.

21 The Philadelphia 76ers
22 have notified the City that they
23 will not be moving forward with
24 their plans for an arena in the

1 ten-hundred block of Market Street.
2 With this action, the City would
3 like to repeal the bills that were
4 passed to facilitate this specific
5 development.

6 This bill repeals the
7 following bills that were approved
8 on December 23, 2024: Bill No.
9 240966, granted authorizations for
10 the City to help facilitate
11 development; Bill No. 240967, for
12 the execution of a Service
13 Agreement between the City and
14 PAID; Bill No. 240968, authorized
15 the striking of Filbert Street from
16 10th Street to 11th Street from the
17 City Plan; Bill No. 240969,
18 authorized the striking of certain
19 aerial portions of Tenth Street
20 between Market Street and Filbert
21 Street from the City Plan; Bill No.
22 240970, authorized various right-
23 of-way encroachments in the
24 vicinity of the proposed arena;

1 Bill No. 240963, amended the
2 existing Gallery at Market East Tax
3 Increment Financing District; Bill
4 No. 240973, amended a neighborhood
5 improvement district in the area of
6 the proposed arena.

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

9 COUNCILWOMAN BASS: Are
10 there any questions from members of
11 the Committee?

12 (No response.)

13 COUNCILWOMAN BASS:
14 Seeing none, is there anyone else
15 here to testify on Bill No. 250244
16 whose name has not been called?

17 (No response.)

18 COUNCILWOMAN BASS:
19 Seeing none, I want to thank the
20 witness for her testimony. Thank
21 you very much.

22 MS. BRUMBELOW BURNS:
23 You're very welcome.

24 COUNCILWOMAN BASS:

1 Being that there are no further
2 witnesses, I will ask if there's
3 anyone else here in chambers that
4 wishes to testify on any of the
5 bills before committee today?

6 (No response.)

7 COUNCILWOMAN BASS: And
8 seeing none, this now concludes the
9 public hearing. We will now go
10 into a public meeting shortly to
11 consider the action to be taken on
12 the bills before the Committee
13 today.

14 Madam Clerk, will you do
15 a quorum check please.

16 THE CLERK:
17 Councilmember Gilmore Richardson.

18 COUNCILWOMAN GILMORE
19 RICHARDSON: Present.

20 THE CLERK:
21 Councilmember Squilla.

22 COUNCILMAN SQUILLA:
23 Present.

24 THE CLERK:

1 Councilmember Thomas.

2 COUNCILMAN THOMAS:

3 Present.

4 THE CLERK:

5 Councilmember Bass.

6 COUNCILWOMAN BASS:

7 Present. Okay. Thank you for your
8 patience. We'll now go into a
9 public meeting to report out on
10 Bills Nos. 250207, 250242, 250243
11 and 250244.

12 Chair recognizes
13 Councilmember Squilla for a motion
14 on the above-mentioned bills.

15 COUNCILMAN SQUILLA:

16 Thank you, Madam Chair.

17 I move that Bill Nos.
18 240207, 250242, 250243, 250244 be
19 reported with this committee with a
20 favorable recommendation and
21 further moved that the rules of
22 Council be suspended to submit the
23 first reading of this bill at the
24 next session of Council.

1 (Duly seconded.)

2 COUNCILWOMAN BASS: It
3 has been moved and properly
4 seconded that Bill Nos. 240207,
5 250242, 250243, 250244 be reported
6 from this committee with a
7 favorable recommendation and
8 further move that the rules of
9 Council be suspended to permit
10 first reading of these bills at the
11 next session of Council.

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

15 (Aye.)

16 COUNCILWOMAN BASS:
17 Anyone opposed?

18 (No response.)

19 COUNCILWOMAN BASS: The
20 ayes have it and the motion
21 carries.

22 And if there's no
23 further remarks from the Committee,
24 this concludes the business of the

1 Rules Committee for today. Thank
2 you all very much for your
3 attendance.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Thank you.

6 COUNCILMAN SQUILLA:

7 Great job.

8 (Committee on Rules
9 concluded at 10:25 a.m.)

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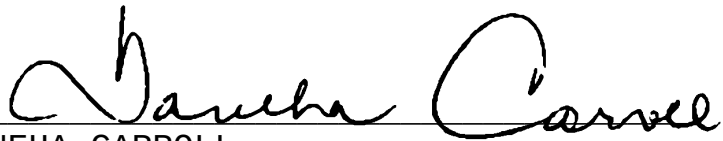
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C E R T I F I C A T I O N

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

A handwritten signature in black ink, reading "Taneha Carroll". The signature is fluid and cursive, with the first name "Taneha" and the last name "Carroll" clearly distinguishable.

TANEHA CARROLL
Court Reporter - Notary Public

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