

Committee on Rules

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, May 13, 2026
1:28 p.m.

PRESENT :

COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILMAN CURTIS JONES, JR.
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN BRIAN J. O'NEILL
COUNCILMAN ISAIAH THOMAS

BILLS: 260212, 260238, 260296, 260297,
260298, 260301, 260302, 260379

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2 COUNCILMAN SQUILLA:

3 Good afternoon, everyone. This is
4 the public hearing on the Committee
5 on Rules. Members and guests,
6 please take your seats. This
7 hearing is now called to order.

8 Madam Clerk, can you
9 please read the roll.

10 THE CLERK: Chairmember
11 Bass.

12 (No response.)

13 THE CLERK: Vice-
14 Chairmember Squilla.

15 COUNCILMAN SQUILLA:
16 Present.

17 THE CLERK: Member
18 Gilmore Richardson.

19 COUNCILWOMAN GILMORE
20 RICHARDSON: Present.

21 THE CLERK: Member
22 Thomas.

23 COUNCILMAN THOMAS:
24 Present.

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1 THE CLERK: Member

2 O'Neill.

3 COUNCILMAN O'NEILL:

4 Present.

5 THE CLERK: Member

6 Jones.

7 (No response.)

8 THE CLERK: And, Member

9 Gauthier.

10 (No response.)

11 COUNCILMAN SQUILLA:

12 Thank you. A quorum of the

13 committee is present.

14 Clerk, please read the

15 titles of the first bill.

16 THE CLERK: Bill No.

17 260212, an ordinance to amend the

18 Philadelphia Zoning Maps by

19 changing the zoning designations of

20 certain areas of land located

21 within an area bounded by McKinley

22 Street, Leonard Street, Devereaux

23 Avenue and Bustleton Avenue,

24 introduced by Councilmember Lozada.

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1 Bill No. 260238, an
2 ordinance to amend the Philadelphia
3 Zoning Maps by changing the zoning
4 designations of certain areas of
5 land located within an area bounded
6 by Ludlow Street, South 41st
7 Street, West Girard Avenue and
8 North 48th Street, introduced by
9 Councilmember Gauthier.

10 Bill No. 260296, an
11 ordinance to approve amendments to
12 the University of Pennsylvania
13 Master Plan in the area bounded by
14 Walnut Street, 36th Street, Spruce
15 Street, and 39th Street, related to
16 the Class of 1920 Commons building
17 at 3800 Locust Walk, and the Stuart
18 Weitzman Theatre addition to the
19 Annenberg Center for the Performing
20 Arts (ACPA) at 3680 Walnut Street,
21 introduced by Councilmember
22 Gauthier.

23 Bill No. 260297, an
24 ordinance to amend the Philadelphia

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1 Zoning Maps by changing the zoning
2 designations of certain areas of
3 land located within an area bounded
4 by Spruce Street, 34th Street,
5 Civic Center Boulevard and
6 University Avenue, introduced by
7 Councilmember Gauthier.

8 Bill No. 260298, an
9 ordinance to amend the Philadelphia
10 Zoning Maps by changing the zoning
11 designations of certain areas of
12 land located within an area bounded
13 by Ridge Avenue, Spring Lane,
14 Hagy's Mill Road, Port Royal
15 Avenue, River Road and Montgomery
16 County Line, introduced by
17 Councilmember Jones.

18 Bill No. 260301, an
19 ordinance to amend the Philadelphia
20 Zoning Maps by changing the zoning
21 designations of certain areas of
22 land located within an area bounded
23 by Milnor Street, Cottman Avenue,
24 Cottman Avenue (Extended), the

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1 Delaware River, Unruh Avenue
2 (Extended), Unruh Avenue,
3 Wissinoming Street, and New State
4 Road, introduced by Councilmember
5 Driscoll.

6 Bill No. 260302, an
7 ordinance to amend the Philadelphia
8 Zoning Maps by changing the zoning
9 designations of certain areas of
10 land located within an area bounded
11 by Lippincott Street, 20th Street,
12 Toronto Street, and 22nd Street,
13 introduced by Councilmember Bass.

14 Bill No. 260379, an
15 ordinance amending Section 14-500
16 of The Philadelphia Code, entitled
17 "Overlay Zoning Districts" by
18 amending Section 14-520, entitled
19 "/NDO, Ninth District Overlay
20 District," by making technical
21 changes, all under certain terms
22 and conditions, introduced by
23 Councilmember Phillips.

24 There are no other bills

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1 under consideration today.

2 COUNCILMAN SQUILLA:

3 Thank you very much.

4 Do any members of the
5 committee have any opening remarks
6 for the bills stated today?

7 (No response.)

8 COUNCILMAN SQUILLA:

9 Seeing no members of the committee,
10 the Chair recognizes Councilmember
11 Nina Ahmad for comment.

12 COUNCILWOMAN AHMAD:

13 Thank you so much, Councilmember
14 Squilla, for giving me an
15 opportunity to just address the
16 Rules Committee. Today I join the
17 Committee on Rules as a co-sponsor
18 for Bill No. 260298, being
19 introduced by Councilmember Jones.

20 This bill, which calls
21 on the Rules Committee, to change
22 the zoning designations of the land
23 located around Lankenau
24 Environmental Science Magnet High

1 School is vital to the future of
2 the school. The school district
3 has recommended Lankenau be merged
4 with Saul High School, which is an
5 agricultural program completely
6 separate and distinct from the
7 environmental curriculum that is
8 taught at Lankenau.

9 In my multiple letters
10 to the district, I have stated that
11 the incorporation of W.B. Saul does
12 not enable specific opportunities
13 that are only possible with
14 Lankenau's unique campus that is
15 geographically connected to the
16 Schuylkill Center for Environmental
17 Education, creating an extended
18 practical classroom and landlap.

19 I will not bore you with
20 my details that I have said
21 ad nauseum every chance I have
22 gotten, but two things are very
23 important to note: The metrics
24 that was used by the school

1 district to designate this
2 foreclosure was on enrollment and
3 the condition of the building, so
4 it has a fair status for condition
5 of the building and enrollment was
6 lower. However, when you compare
7 it to Saul, which is a much older
8 building with much more need, and
9 when you compare their enrollment
10 numbers, it's within a percentage
11 point. So the rationale they have
12 put forward makes complete and zero
13 sense to do this merger.

14 So the reason why I'm
15 supporting this bill is to make
16 sure there's no opportunity to use
17 this land for purposes other than
18 education and civic purposes. And
19 I thank all of you on the
20 committee. I am in full support of
21 Bill No. 260298, and I thank
22 Councilmember Jones for introducing
23 it and I look forward to working
24 with the Rules Committee to explore

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1 potential options for the Lankenau
2 site, and to make sure
3 environmental justice is served.

4 Thank you, Chair.

5 COUNCILMAN SQUILLA:

6 Thank you. Thank you, Councilwoman
7 Ahmad.

8 Can the Clerk please
9 call the first panel we have to
10 testify on Bill No. 260212.

11 THE CLERK: Paula
12 Brumbelow Burns, Director of
13 Legislation for the Philadelphia
14 City Planning Commission.

15 (Witness approached
16 witness table.)

17 COUNCILMAN SQUILLA: You
18 can state your name for the record
19 whenever you're ready and then
20 proceed with your testimony.

21 MS. BRUMBELOW BURNS:
22 Good afternoon, Councilman Squilla
23 and members of the Rules Committee.
24 I am Paula Brumbelow Burns,

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1 Director of Legislation for the
2 Philadelphia City Planning
3 Commission. I am here to testify
4 on Bill No. 260212, introduced into
5 City Council on March 12, 2026 by
6 Councilmember Lozada.

7 Bill No. 260212 amends
8 the Philadelphia Zoning Maps by
9 changing the zoning designations of
10 certain areas of land located
11 within an area bounded by McKinley
12 Street, Leonard Street, Devereaux
13 Avenue and Bustleton Avenue in the
14 North Delaware Planning District.
15 This legislation proposes to remap
16 the base zoning of a single
17 property at 2000 McKinley Street
18 near the corner of Bustleton Avenue
19 and Roosevelt Boulevard, from its
20 current designation of RSA-5,
21 Residential Single-Family Attached,
22 to CMX, Commercial Mixed Use, to
23 match its current use and future
24 plans.

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1 The property's primary
2 frontage is currently on McKinley
3 Street, but its large side yard is
4 oriented to the commercial corridor
5 of Bustleton Avenue. The remapping
6 would allow the expansion of the
7 current commercial kitchen business
8 as well as the establishment of a
9 new walk-up retail business along
10 Bustleton.

11 The North Delaware
12 District Plan recommends that the
13 city concentrate commercial zoning
14 along active commercial corridors.
15 The Philadelphia City Planning
16 Commission considered Bill No.
17 260212 at its public meeting on
18 March 19, 2026 and recommended the
19 bill for approval. I'll be happy
20 to answer any questions at this
21 time.

22 COUNCILMAN SQUILLA:

23 Thank you for your testimony.

24 Are there any questions

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1 from the committee for this panel?

2 (No response.)

3 COUNCILMAN SQUILLA:

4 Seeing none, is there anyone else
5 here to testify on Bill No. 260212?

6 (No response.)

7 COUNCILMAN SQUILLA:

8 Seeing none, Madam Clerk, could you
9 please read the next panel to
10 testify for Bill No. 260238.

11 THE CLERK: Paula
12 Brumbelow Burns, Director of
13 Legislation for the Philadelphia
14 City Planning Commission.

15 COUNCILMAN SQUILLA:
16 Please proceed.

17 MS. BRUMBELOW BURNS: I
18 am Paula Brumbelow Burns, Director
19 of Legislation for the Philadelphia
20 City Planning Commission. I am
21 here to testify on Bill No. 260238,
22 introduced into City Council on
23 March 19, 2026 by Councilmember
24 Gauthier. Bill No. 260238 amends

1 the Philadelphia Zoning Maps by
2 changing the zoning designations of
3 certain areas of land located
4 within an area bounded by Ludlow
5 Street, South 41st Street, West
6 Road Avenue and North 48th Street
7 in several neighborhoods of the
8 Western University Southwest
9 Planning Districts.

10 This bill would change
11 the zoning to SP-CIV, Special
12 Purpose - Civic, Educational and
13 Medical at four Philadelphia School
14 District properties. The four
15 properties are known as Paul
16 Robeson High School at 4125 Ludlow
17 Street, Martha Washington Academics
18 Plus School at 766 North 44th
19 Street, Blankenburg Elementary
20 School at 4612 West Girard Avenue
21 and Parkway West High School at
22 4725 Fairmount Street.

23 The SP-CIV District is
24 one of our newer zoning districts

1 that was not in existence when the
2 Western University Southwest
3 District Plans were completed. Our
4 comprehensive plan recommendations
5 are not consistent with current
6 school use or for schools in
7 transition out of school district
8 ownership. It is Philadelphia City
9 Planning Commission's policy to
10 support designating properties as
11 SP-CIV that will have ongoing
12 civic, medical or educational uses.

13 As the future of these
14 particular properties is unclear,
15 the Planning Commission requested
16 that the bill be held for an
17 additional 45 days. During this
18 time period, we will obtain further
19 clarity from the school district
20 regarding the plans for each
21 property, thereby allowing us to
22 make a more informed decision
23 pursuant to Section 2-307 of the
24 City Charter.

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1 The Philadelphia City
2 Planning Commission, at its meeting
3 of April 16, voted to extend its
4 review period for this bill for an
5 additional 45 days. We would
6 respectfully request that this bill
7 be held in committee to allow us to
8 obtain further clarity from the
9 school district regarding the plans
10 for each property. I'll be happy
11 to answer any questions at this
12 time.

13 COUNCILMAN SQUILLA:

14 Thank you for your testimony.

15 Any questions from the
16 committee?

17 (No response.)

18 Seeing none, anyone else
19 here to testify on Bill No. 260238?

20 (No response.)

21 COUNCILMAN SQUILLA:

22 Seeing none, thank you for your
23 testimony.

24 Can the clerk please

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1 call the panel who will testify on
2 Bill No. 260296.

3 THE CLERK: Paula
4 Brumelow Burns, Director of
5 Legislation for the Philadelphia
6 City Planning Commission.

7 MS. BRUMBELOW BURNS:
8 Good afternoon. I am Paula
9 Brumelow Burns, Director of
10 Legislation for the Philadelphia
11 City Planning Commission. I'm here
12 to testify on Bill No. 260296,
13 introduced into City Council on
14 April 9, 2026 by Councilmember
15 Gauthier. Bill No. 260296 is to
16 approve amendments to the
17 University of Pennsylvania Master
18 Plan in the area bounded by Walnut
19 Street, 36th Street, Spruce Street,
20 and 39th Street in the University
21 City neighborhood of the University
22 Southwest Planning District.

23 This bill will amend the
24 master plan for the University of

1 Pennsylvania to allow for 150-seat
2 theater addition to the Annenberg
3 Center for the Performing Arts at
4 3680 Walnut Street. The bill also
5 allows for a three-story entry
6 pavilion addition to the 1920
7 Commons Building at 3800 Locust
8 Walk.

9 In both cases, the
10 proposed addition expands the
11 existing use of its respective
12 building with no direct impacts to
13 the street frontage. The two
14 projects share the same applicant
15 and have similar construction
16 timelines, but are otherwise
17 unrelated. With this amendment,
18 the Master Plan District remains in
19 compliance with the development
20 regulations specified in the code.
21 This action is consistent with the
22 Philadelphia 2035 Citywide Vision,
23 which calls upon the city to
24 encourage institutional development

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1 and expansion through policy and
2 careful consideration of land
3 resources.

4 The Philadelphia City
5 Planning Commission considered Bill
6 No. 260296 at its public meeting on
7 April 16, 2026 and recommended the
8 bill for approval. I will be happy
9 to answer any questions at this
10 time.

11 COUNCILMAN SQUILLA:

12 Thank you for your testimony.

13 Is there anyone else
14 here to testify on Bill No. -- any
15 questions?

16 (No response.)

17 COUNCILMAN SQUILLA:

18 Anyone else here to testify on Bill
19 No. 260296?

20 (No response.)

21 COUNCILMAN SQUILLA:

22 Seeing none, Clerk please call the
23 first panel to testify on Bill No.
24 260297.

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1 THE CLERK: Paula
2 Brumbelow Burns, Director of
3 Legislation for the Philadelphia
4 City Planning Commission.

5 COUNCILMAN SQUILLA:
6 Please proceed.

7 MS. BRUMBELOW BURNS: I
8 am Paula Brumbelow Burns, Director
9 of Legislation for the Philadelphia
10 City Planning Commission. I'm here
11 to testify on Bill No. 260297,
12 introduced into City Council on
13 April 9, 2026 by Councilmember
14 Gauthier. Bill No. 260297 amends
15 the Philadelphia Zoning Code by
16 changing the zoning designation of
17 certain areas of land located
18 within an area bounded by Spruce
19 Street, 34th Street, Civic Center
20 Boulevard and University Avenue in
21 the University City neighborhood of
22 the University Southwest Planning
23 District.

24 This bill proposes

1 rezoning a property owned by the
2 U.S. Department of Veterans Affairs
3 to align with its current use and
4 the zoning of neighboring
5 properties. Under the legislation,
6 the base zoning would be changed
7 from its current designation of
8 RM-4, Residential Multi-Family, to
9 CMX-4, Commercial Mixed-Use.

10 While federally-owned
11 properties are not required to
12 comply with local zoning
13 regulations, the Veterans Affairs
14 Medical Center has requested a
15 zoning change to align with and
16 support construction on neighboring
17 properties. While no changes in
18 land use are anticipated with this
19 rezoning, commissioners expressed
20 interest in pursuing more direct
21 community engagement and would like
22 to engage more with the property
23 owner to assess their plans for the
24 property.

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1 Pursuant to Section
2 2-307 of the City Charter, the
3 Commission at its meeting of April
4 16, 2026 voted to extend its review
5 period for this bill for an
6 additional 45 days. I'll be happy
7 to answer any questions at this
8 time.

9 COUNCILMAN SQUILLA:

10 Thank you so much for your
11 testimony.

12 Are there any questions
13 from the panel?

14 Councilmember Gilmore
15 Richardson.

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Thank you. Thank you
18 so much, Councilmember Squilla.

19 I just had a question
20 relative to this legislation. You
21 stated that these are federally-
22 owned properties and they are
23 adjacent to or neighboring
24 properties to the VA property in

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1 University City?

2 MS. BRUMBELOW BURNS:

3 Yes.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Is this near the
6 hospital?

7 MS. BRUMBELOW BURNS:

8 This is part of the VA Hospital.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: And so, the adjacent
11 properties are in the neighboring
12 community or are they attached to
13 the hospital?

14 MS. BRUMBELOW BURNS:

15 They would either be attached or
16 across the street and those are
17 either medical or science research
18 facilities.

19 COUNCILWOMAN GILMORE

20 RICHARDSON: Received. Okay. And
21 you're saying that you all don't
22 know what the proposed use will be
23 or you do and that they did not
24 have community involvement in the

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1 process?

2 MS. BRUMBELOW BURNS:

3 They don't have -- when they
4 communicated to us, they do not
5 have an active plan for it. They
6 just wanted to get the zoning
7 aligned for their request.

8 COUNCILWOMAN GILMORE

9 RICHARDSON: Okay. So they're
10 requesting the zoning, but you
11 don't know what the use will be?

12 MS. BRUMBELOW BURNS:

13 Yes. They did not indicate that
14 there was a specific use in the
15 future other than the continued use
16 now.

17 COUNCILWOMAN GILMORE

18 RICHARDSON: Thank you.

19 COUNCILMAN SQUILLA: All

20 right. Thank you.

21 Any other questions?

22 (No response.)

23 COUNCILMAN SQUILLA:

24 Seeing none, is there anyone else

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1 here to testify on Bill No. 260297?

2 (No response.)

3 COUNCILMAN SQUILLA:

4 Okay. Thank you. As we see none,
5 we'll go on to the next bill.

6 Clerk, please call the
7 panel who will testify on Bill No.
8 260298.

9 THE CLERK: Paula
10 Brumelow Burns, Director of
11 Legislation for the Philadelphia
12 City Planning Commission.

13 COUNCILMAN SQUILLA:
14 Please proceed.

15 MS. BRUMBELOW BURNS:
16 I'm Paula Brumelow Burns, Director
17 of Legislation for the Philadelphia
18 City Planning Commission. I'm here
19 to testify on Bill No. 260298,
20 introduced into City Council on
21 April 9, 2026 by Councilmember
22 Jones.

23 Bill No. 260298 amends
24 the Philadelphia Zoning Maps by

1 changing the zoning designations of
2 certain areas of land located
3 within an area bounded by Ridge
4 Avenue, Spring Lane, Hagy's Mill
5 Road, Port Royal Avenue, River
6 Road, and the Montgomery County
7 line in the Shawman Valley
8 neighborhood of the Lower Northwest
9 Planning District.

10 This bill will rezone
11 Lankenau High School from RSD-3,
12 Residential Single-Family, to
13 SP-CIV, Civic, Educational and
14 Medical. The SP-CIV District is
15 one of our newer zoning districts,
16 not in existence when the district
17 plan was completed. Our
18 recommendations are not consistent
19 with current school use or for
20 schools in transition out of a
21 school district ownership.

22 It is the Philadelphia
23 City Planning Commission's policy
24 to support designating properties

1 as SP-CIV that will have ongoing
2 civic, medical or educational uses.
3 As the future of these particular
4 properties is unclear, the Planning
5 Commission requested that the bill
6 be held for an additional 45 days.
7 During this time period, we will
8 obtain further clarity from the
9 school district regarding the plans
10 for each property, thereby allowing
11 us to make a more informed decision
12 pursuant to Section 2-307 of the
13 City Charter.

14 The Philadelphia City
15 Planning Commission at its meeting
16 of April 16, 2026 voted to extend
17 its review period for this bill for
18 an additional 45 days. We would
19 respectfully request that this bill
20 be held in committee to allow us to
21 obtain further clarity from the
22 school district regarding the plans
23 for each property. I'll be happy
24 to answer any questions at this

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1 time.

2 COUNCILMAN SQUILLA:

3 Thank you.

4 Any questions from the
5 committee?

6 (No response.)

7 COUNCILMAN SQUILLA:

8 Seeing none, is there anyone else
9 here to testify on Bill No. 260298?

10 Please proceed to the
11 desk.

12 (Witnesses approached
13 witness table.)

14 COUNCILMAN SQUILLA:

15 State your name for the record and
16 then proceed with your testimony.

17 MR. SOFFA: Good
18 afternoon. I'm Kris Soffa. I'm a
19 committee person for the 21st Ward,
20 33rd Division. The Lankenau School
21 falls within my division, and I'm
22 here to testify for the Bill
23 260298, introduced by Councilmember
24 Jones, April 9, 2026.

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1 First, I want to thank
2 the members of City Council,
3 especially Councilmember Jones, for
4 introducing this legislation. And
5 we know that this is about the
6 Lankenau School. I think I can
7 speak on behalf of the formal
8 Coalition to Save Lankenau School,
9 which includes all the civic groups
10 near the school. It includes
11 letters from I think about 50
12 community members.

13 There's a petition of
14 almost 6000 signatures as well as
15 all the partners that support the
16 school that measure about 60. So I
17 guess what we were asking, our
18 summary request is that this
19 proposal be amended to exclude the
20 dense development that it permits,
21 right, and we would like the
22 environmental review triggers,
23 watershed protection standards, and
24 we can't have the inappropriate

1 uses for this site at the Lankenau
2 site.

3 So does everybody have a
4 copy of our comments? I think we
5 need -- okay. Thank you. So I'm
6 not going to read through the whole
7 thing. We don't have to bore you
8 with that. But there's a couple
9 things --

10 COUNCILMAN SQUILLA: We
11 will submit a copy of that for the
12 record.

13 MS. SOFFA: Thank you.
14 And I just wanted to edit the
15 summary request at the top. We go
16 with B, which is to amend it and
17 then -- or hold it until later. So
18 it's basically that the SP-CIV is
19 the wrong tool for this site, as it
20 turns out, because it's in Federal
21 Historic District and there's
22 sensitive watershed protection that
23 we need with the Schuylkill River.
24 We've been testing the

1 water of the first (inaudible)
2 streams there, and there's also a
3 landfill that no one really knew
4 about. And my colleague David
5 O'Neill is going to speak a little
6 bit about that. So the better
7 alternatives for us -- I won't read
8 through this whole thing -- is that
9 we would like caps for impervious
10 surfaces that are below 80% and
11 maybe there could be environmental
12 site assessment before any ground
13 disturbance, and we would like to
14 protect the existing tree canopy
15 and vegetated buffers.

16 And we would also like
17 to have the steep slope topography
18 and laws followed and limits use --
19 we would like limits for the
20 existing low-density wooded campus
21 character in the Federal Historic
22 District. So there is legal
23 precedence for Philadelphia's use,
24 conservation easements and green

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1 area ratios and other sensitive
2 locations, so this site warrants
3 the same tools.

4 But basically we say
5 thank you to everyone in the
6 Council who showed up at the school
7 board, at the rallies and was here
8 when the kids came down and
9 testified for their school. Thank
10 you very much.

11 COUNCILMAN SQUILLA:

12 Thank you for your testimony.
13 Would you state your name for the
14 record and proceed?

15 MR. O'NEILL: My name is
16 David O'Neill. I live at 170
17 Spring Lane in Roxborough, and I
18 echo Kris' thanks to our
19 Councilman. I just want to add a
20 little bit of background to this.
21 The core issue of the environmental
22 contamination at the site in 1960,
23 if any of you were around then, the
24 city opened up the Northwest

1 Incinerator in Roxborough not far
2 from Spring Lane, and it was an
3 immediate problem with smoke,
4 odors, fly ash problems.

5 It's horribly mismanaged
6 with even the basic pollution
7 prevention techniques were not even
8 being followed. So in 1983, this
9 is 23 years after people were
10 suffering through this thing, the
11 neighborhood associations got
12 together to do something and the
13 city in 1986, they agreed to a
14 consent decree and closed the
15 facility.

16 And during that period,
17 before it was closed, a lot of the
18 ash from the incinerator was
19 brought up to the site, partially
20 on the site of where the Lankenau
21 School is, and it was just dumped
22 there over and over and over again.
23 That was, I don't know, if it was
24 legal or illegal, but there was

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1 also a lot of illegal dumping going
2 on in the middle of the night.

3 And it's a weird issue,
4 because it's on the county line, so
5 some of the pollution or the
6 dumping -- and one of the dumping
7 entry points was in the city, but
8 it's a very steep slope. So the
9 plume extended and expanded into
10 White Marsh, and the area in White
11 Marsh now has been quarantined.
12 But the area in Philadelphia is --
13 the remediation to date has been
14 unknown.

15 There are some gas or
16 some pipes allowing something to
17 vent out of that site, but we've
18 lived there for 40 years. I
19 haven't really seen any remediation
20 occurring, but that needs to be
21 looked into. Thank you very much.

22 COUNCILMAN SQUILLA:

23 Thank you so much.

24 Councilmember Jones.

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1 COUNCILMAN JONES: First
2 of all, thank you, Chairman and
3 members of the committee for this
4 seemingly kind of conflicting
5 issue. So you have an
6 environmental school on a short
7 dumping site in a bucolic section
8 of my district. And so, what we
9 are thinking is that we should slow
10 this down, maybe move it out of
11 committee without a rules
12 suspension so that we can achieve
13 the appropriate amendments, look at
14 safeguards on what this use should
15 be and not disturb, or at least get
16 some soil testing done, to see
17 where we are on toxins up there.

18 Everything I've learned
19 about environment, I didn't, Member
20 Richardson, get it from Wynnefield.
21 I actually got it from these people
22 here in Roxborough. And so many
23 ironings up there. We had the
24 burning of the trash and then they

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1 dump it on the site and now that's
2 closed. We are kind of -- we need
3 to move slow so that we don't
4 disturb or have unintended
5 consequences by way of environment.

6 So they came in
7 yesterday, they told me what they
8 were going to say and I agree with
9 them that we should be cautious in
10 our approach to this. So in an
11 effort to save the school to
12 prohibit them from making condos
13 should not also mean that we should
14 have a hospital status with rehab
15 and stuff. That's not what we're
16 doing. So we want to work with you
17 to look at what the amendments are
18 to see what makes sense. And so,
19 thank you for always being my
20 conscious in environmental.

21 MS. SOFFA: Thank you
22 for protecting the whole city and
23 the environment in your district,
24 and particularly for the zoning

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1 overlay in (inaudible), so you're
2 responsible for letting us --

3 COUNCILMAN JONES: Got
4 to save those students.

5 MS. SOFFA: Saving those
6 students and saving the only
7 environmental school in the city.

8 COUNCILMAN JONES: And
9 the Bobolink. Don't forget the
10 Bobolink.

11 MS. SOFFA: And the --

12 MR. O'NEILL: And the
13 Bobolinks. The Bobolinks come up
14 from Argentina use this area. It's
15 a very rare bird and it's a very
16 rare habitat.

17 COUNCILMAN JONES: Yep.

18 MS. SOFFA: Thank you.
19 It's complicated and we don't want
20 to come in and blow up this thing.
21 But thank you for being willing
22 to --

23 COUNCILMAN JONES: Thank
24 you, Chairman.

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1 COUNCILMAN SQUILLA:

2 Thank you. Thank you for your
3 testimony.

4 Please just state your
5 name for the record and then
6 proceed.

7 MS. SWANSON: Rebecca
8 Swanson. I am counsel for the
9 Renfrew Center, and its Director
10 Sam and Vanessa Menaged. This is
11 testimony on Bill 260298 as
12 introduced by Councilman Jones. My
13 client asked me to come here to
14 testify on their behalf. The
15 Renfrew Center is within the
16 boundaries of the SP-CIV
17 designation of the proposed bill.

18 While we understand that
19 is not the intent of the bill to
20 rezone the Renfrew parcel, this is
21 reflected in the map that is
22 attached to the text of the bill.
23 The center just wanted to clarify
24 and restate for the record that

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1 they do not want their parcel
2 rezoned at this time. They have
3 been in contact with both the
4 Councilman's office and with the
5 Planning Commission.

6 We thank them for their
7 cooperation and for the information
8 they've provided. They just wanted
9 to state for the record that they
10 fall within the boundaries, but
11 they will not be rezoned according
12 to the map that is attached to the
13 text. That's it. Thank you.

14 COUNCILMAN SQUILLA:
15 Thank you. The sponsor said he
16 will take that into consideration
17 when they're looking at amendments
18 in the future for this legislation.

19 MS. SWANSON: Thank you.
20 We appreciate that.

21 COUNCILMAN SQUILLA:
22 Thank you very much.

23 Is there anyone else to
24 testify on Bill No. 260298?

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1 (No response.)

2 COUNCILMAN SQUILLA:

3 Seeing none, thank you so much.

4 Clerk, can you please
5 call the first panel to testify on
6 Bill No. 260301.

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

11 COUNCILMAN SQUILLA:
12 Thank you, Paula. Just state your
13 name for the record and proceed
14 with your testimony.

15 MS. BRUMBELOW BURNS:
16 I'm Paula Brumbelow Burns, Director
17 of Legislation for the Philadelphia
18 City Planning Commission. I'm here
19 to testify on Bill No. 260301,
20 introduced into City Council on
21 April 9, 2026 by Councilmember
22 Driscoll.

23 Bill No. 260301 amends
24 the Philadelphia Zoning Maps by

1 changing the zoning designations of
2 certain areas of land located
3 within an area bounded by Milnor
4 Street, Cottman Avenue, Cottman
5 Avenue (Extended), the Delaware
6 River, Unruh Avenue (Extended),
7 Unruh Avenue, Wissinoming Street,
8 and New State Road in the Tacony
9 neighborhood of the North Delaware
10 Planning District.

11 This legislation
12 proposes changing the zoning of
13 three newly-created parcels from
14 subdivisions along the Tacony
15 waterfront in the North Delaware
16 Planning District. First, a small
17 triangle of land deeded to the city
18 by Baldor Specialty Foods is being
19 added to the Tacony Boat Launch
20 site, maintained by the Department
21 of Parks and Recreation, and is
22 being remapped from I-1, Light
23 Industrial, to SP-PO-A, Special
24 Purpose Parks and Open Space

1 Active, to the north of Princeton
2 Avenue.

3 The premise at 7101
4 Milnor were subdivided into three
5 parcels, one of which is remaining
6 I-2, Medium Industrial. The parcel
7 closest to Princeton Avenue is the
8 current site of the Quaker City
9 Yacht Club and is proposed to be
10 remapped to ICM-X, Industrial
11 Commercial Mixed-Use, to
12 accommodate a planned marina and
13 entertainment complex development.

14 The remainder of the
15 waterfront in the associated
16 alignment of the Tacony-Holmesburg
17 Trail is being remapped to SP-PO-A
18 as well and will be maintained by
19 the Parks and Recreation. This
20 action is consistent with a number
21 of provisions of Philadelphia 2035
22 regarding the routing of the
23 Delaware Riverfront Greenway as
24 part of the circuit trail system as

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1 well as recommendations to conserve
2 waterfront parcels for natural
3 lands management purposes.

4 The Philadelphia City
5 Planning Commission considered Bill
6 No. 260301 at its public meeting on
7 April 16, 2026 and recommended the
8 bill for approval. I'll be happy
9 to answer any questions at this
10 time.

11 COUNCILMAN SQUILLA:

12 Thank you for your testimony.

13 Any questions?

14 (No response.)

15 COUNCILMAN SQUILLA:

16 Seeing no questions from the
17 committee, is there anyone else
18 here to testify on Bill No. three,
19 I mean 260301.

20 Seeing none, Madam
21 Clerk, can you please call the
22 first panel to testify on Bill No.
23 260302.

24 THE CLERK: Paula

Committee on Rules

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

4 COUNCILMAN SQUILLA:
5 Please proceed.

6 MS. BRUMBELOW BURNS: I
7 am Paula Brumelow Burns, Director
8 of Legislation for the Philadelphia
9 City Planning Commission. I am
10 here to testify on Bill No. 260302,
11 introduced into City Council on
12 April 9, 2026 by Councilmember
13 Bass. Bill No. 260302 amends the
14 Philadelphia Zoning Maps by
15 changing the zoning designations of
16 certain areas of land located
17 within an area bounded by
18 Lippincott Street, 20th Street,
19 Toronto Street and 22nd Street in
20 the Allegheny West neighborhood of
21 the North Planning District.

22 This bill proposes to
23 remap several properties in the
24 Allegheny West neighborhood of the

1 North Planning District. The
2 property at 3031 to 49 North 21st
3 Street is applying for LIHTC
4 funding. The proposal is to
5 convert the existing building into
6 56 affordable housing units. Its
7 zoning is being changed from I-1,
8 Light Industrial, to CMX-3,
9 Commercial Mixed-Use.

10 The legislation also
11 proposes remapping other properties
12 in the immediate area to align with
13 current uses. The remainder of the
14 block is being remapped to a
15 combination of RTA-2, Residential
16 Two-Family Attached, and RMX-3,
17 Residential Multi-Family, on a
18 nearby block. The remainder of the
19 Panati Playground is being remapped
20 from its current I-1 designation to
21 the more appropriate SP-P0-A,
22 Special Purpose - Parks and Open
23 Space (Active).

24 The Philadelphia City

Committee on Rules

1 Planning Commission considered Bill
2 No. 260302 at its public meeting on
3 April 16, 2026 and recommended the
4 bill for approval. I'll be happy
5 to answer any questions at this
6 time.

7 COUNCILMAN SQUILLA:
8 Thank you. Any questions from the
9 committee?

10 Seeing none, is anyone
11 else here to testify on Bill No.
12 260302?

13 (No response.)

14 COUNCILMAN SQUILLA:
15 Seeing none, thank you for your
16 testimony.

17 Clerk, can you please
18 call the panel to testify on Bill
19 No. 260379.

20 THE CLERK: Paula
21 Brumbelow Burns, Director of
22 Legislation for the Philadelphia
23 City Planning Commission.

24 COUNCILMAN SQUILLA:

1 Please proceed.

2 MS. BRUMBELOW BURNS: I
3 am Paula Brumbelow Burns, the
4 Director of Legislation for the
5 Philadelphia City Planning
6 Commission. I'm here to testify on
7 Bill No. 260397, introduced into
8 City Council on April 23, 2026 by
9 Councilmember Phillips. Bill No.
10 260379 amends the Philadelphia
11 Zoning Code by amending Section
12 14-500, entitled "Overlay Zoning
13 District," by amending Section
14 14-520 NDO Ninth District Overlay
15 District in the Cedar Brook
16 neighborhood of the Upper North
17 Planning District.

18 This bill adds
19 additional supplemental controls to
20 the Wadsworth Avenue Commercial
21 Review Area with childcare centers,
22 food, beverages and groceries, and
23 prepared food shops will now need a
24 special exception in the seven-

Committee on Rules

1 block area. The bill will also
2 require a special exception for
3 medical marijuana dispensaries.

4 The Philadelphia City
5 Planning Commission will consider
6 Bill No. 260379 at its public
7 meeting on May 21, 2026. I'll be
8 happy to answer any questions at
9 this time.

10 COUNCILMAN SQUILLA:

11 Thank you for your testimony.

12 Any questions?

13 (No response.)

14 COUNCILMAN SQUILLA:

15 Seeing none, anyone else here to
16 testify on Bill No. 260379?

17 (No response.)

18 COUNCILMAN SQUILLA:

19 Seeing none, thank you so much for
20 your testimony. Now, going to
21 public comment. Being there are no
22 further witnesses, we will now
23 proceed to taking public comment.

24 Is there anyone else

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1 here in chambers that wishes to
2 testify before the committee today?

3 (No response.)

4 COUNCILMAN SQUILLA:

5 Seeing none, being there are no
6 additional questions from the
7 committee members for these
8 witnesses, I'd like to thank
9 everyone for your testimony before
10 the committee today. The Council
11 will now conclude the public
12 hearing and will now go into a
13 public meeting to consider action
14 to be taken on the bills before the
15 committee today.

16 Madam Clerk, can you
17 please call the roll.

18 THE CLERK: Chairmember
19 Bass.

20 (No response.)

21 THE CLERK: Vice-
22 Chairmember Squilla.

23 COUNCILMAN SQUILLA:
24 Present.

Committee on Rules

1 THE CLERK: Member

2 Gilmore Richardson.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Present.

5 THE CLERK: Member

6 O'Neill.

7 COUNCILMAN O'NEILL:

8 Present.

9 THE CLERK: Member

10 Jones.

11 COUNCILMAN JONES:

12 Present.

13 THE CLERK: Member

14 Thomas.

15 (No response.)

16 THE CLERK: Member

17 Gauthier.

18 (No response.)

19 COUNCILMAN SQUILLA:

20 Thank you. I note for the record

21 that a quorum of the committee is

22 present.

23 The Chair now recognizes

24 Councilmember Gilmore Richardson

Committee on Rules

1 for a motion to the amendment to
2 Bill No. 260238.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Thank you so much,
5 Mr. Chairman, Acting Mr. Chairman.

6 I offer an amendment to
7 Bill No. 260238. A copy of the
8 amendment has been circulated to
9 all members of the committee and I
10 move that the amendment to Bill No.
11 260238 be adopted.

12 (Duly seconded.)

13 COUNCILMAN SQUILLA:

14 Thank you. It has been moved and
15 properly seconded that the
16 amendment to Bill No. 260238 be
17 adopted.

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

21 (Aye.)

22 COUNCILMAN SQUILLA: Any
23 opposed?

24 (No response.)

Committee on Rules

1 COUNCILMAN SQUILLA: The
2 ayes have it and the motion
3 carries. The amendment to Bill No.
4 260238 has been adopted.

5 The Chair now recognizes
6 Councilmember Gilmore Richardson
7 for a motion to the amendment to
8 Bill No. 260298.

9 COUNCILWOMAN GILMORE
10 RICHARDSON: Thank you, Mr. Vice-
11 Chair.

12 I offer an amendment to
13 Bill No. 260298. A copy of the
14 amendment has been circulated to
15 all members of the committee. I
16 move that the amendment to Bill No.
17 260298 be adopted.

18 (Duly seconded.)

19 COUNCILMAN SQUILLA:
20 Thank you. It's been moved and
21 properly seconded that the
22 amendment to Bill No. 260298 be
23 adopted.

24 All those in favor of

Committee on Rules

1 the motion will signify by saying
2 aye.

3 (Aye.)

4 COUNCILMAN SQUILLA:

5 Those opposed?

6 (No response.)

7 COUNCILMAN SQUILLA: The
8 ayes have it and the motion
9 carries. The amendment to Bill No.
10 260298 has been adopted.

11 The Chair now recognizes
12 Councilmember Gilmore Richardson
13 for a motion on the amendment to
14 Bill No. 260379.

15 COUNCILWOMAN GILMORE

16 RICHARDSON: Thank you,
17 Mr. Vice-Chair.

18 I offer an amendment to
19 Bill No. 260379. A copy of the
20 amendment has been circulated to
21 all members of the committee. I
22 move that the amendment to Bill No.
23 260379 be adopted.

24 (Duly seconded.)

Committee on Rules

1 COUNCILMAN SQUILLA:

2 Thank you. It's been moved and
3 properly seconded that the
4 amendment to Bill No. 260379 be
5 adopted.

6 All those in favor will
7 signify by saying aye.

8 (Aye.)

9 COUNCILMAN SQUILLA:

10 Those opposed?

11 (No response.)

12 COUNCILMAN SQUILLA: The
13 ayes have it. The motion carries.
14 An amendment to Bill No. 260379 has
15 been adopted.

16 The Chair now
17 recognizes --

18 COUNCILWOMAN GILMORE

19 RICHARDSON: (Inaudible).

20 COUNCILMAN SQUILLA:

21 Before we do this final motion, the
22 Chair recognizes Councilmember
23 Gilmore Richardson for a comment.

24 COUNCILWOMAN GILMORE

Committee on Rules

1 RICHARDSON: Thank you,
2 Mr. Vice-Chair.

3 Prior to the motion on
4 the rest of the bills, I just
5 wanted to notate for the record for
6 Bill No. 260297 and thank
7 Councilmember Gauthier's office for
8 clarifying the land transfer that
9 is occurring relative to the change
10 in zoning from residential multi-
11 family to commercial mixed-use in
12 their district. Thank you very
13 much.

14 COUNCILMAN SQUILLA:
15 Thank you. The Chair will now
16 recognize Councilmember Gilmore
17 Richardson for a motion on Bill
18 Nos. 260212, 260238 as amended,
19 260296, 260297, 260298 as amended,
20 260301, 260302 and 260379 as
21 amended.

22 COUNCILWOMAN GILMORE

23 RICHARDSON: Thank you,
24 Mr. Vice-Chair.

Committee on Rules

1 I move that Bill Nos.
2 260212, 260238 as amended, 260296,
3 260297, 260301, 260302 and 260379
4 as amended be reported from this
5 committee with a favorable
6 recommendation and further move
7 that the rules of Council be
8 suspended as to permit first
9 reading of this bill at the next
10 session of Council.

11 I also move that Bill
12 No. 260298 as amended be reported
13 out of committee with a favorable
14 recommendation without the
15 suspension of the rules to permit
16 first reading at the next session
17 of Council.

18 (Duly seconded.)

19 COUNCILMAN SQUILLA: It
20 has been moved and properly
21 seconded that Bill Nos. 260212,
22 260238 as amended, 260296, 260297,
23 260301, 260302 and 260379 as
24 amended be reported from this

Committee on Rules

1 committee with a favorable
2 recommendation and further move the
3 rules of Council be suspended to
4 permit the first reading of this
5 bill at the next session of
6 Council.

7 I also move that Bill
8 No. 260298 as amended, be reported
9 out with a favorable recommendation
10 without the suspension of the rules
11 to permit the first reading of the
12 next Council session.

13 All those in favor will
14 signify by saying aye.

15 (Aye.)

16 COUNCILMAN SQUILLA:

17 Those opposed?

18 (No response.)

19 COUNCILMAN SQUILLA: The
20 ayes have it and the motion
21 carries.

22 If there are no
23 additional remarks from the
24 committee, our guests, we will now

Committee on Rules

1 conclude the business for the
2 Committee on Rules today. Thank
3 you very much for your attendance.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Thank you so much.

6 COUNCILMAN JONES: Good
7 job, Mr. Chairman.

8 - - -

9 (Committee on Rules
10 concluded at 2:11 p.m.)

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Committee on Rules

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

2 I, hereby certify that the proceedings
3 and evidence noted are contained fully and
4 accurately in the stenographic notes taken
5 by me in the foregoing matter, and that
6 this is a correct transcript of the same.
7

8

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12



13

TANEHA CARROLL
Court Reporter - Notary Public

14

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17

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

24

1 12 11:5 14-500 47:12 14-520 47:14 150-seat 18:1 16 16:3 19:7 22:4 27:16 43:7 46:3 170 32:16 19 12:18 13:23 1920 18:6 1960 32:22 1983 33:8 1986 33:13 2	53:10 55:19 56:12 57:8 260301 40:6,19,23 43:6,19 55:20 56:3,23 260302 43:23 44:10,13 46:2,12 55:20 56:3,23 260379 46:19 47:10 48:6,16 53:14,19,23 54:4,14 55:20 56:3,23 260397 47:7 2:11 58:10 3 3031 45:2 33rd 28:20 34th 20:19 3680 18:4 36th 17:19 3800 18:7 39th 17:20 4 40 34:18 4125 14:16 41st 14:5 44th 14:18 45 15:17 16:5 22:6 27:6,18 4612 14:20 4725 14:22 48th 14:6 49 45:2 5 50 29:11 56 45:6 6 60 29:16	6000 29:14 7 7101 42:3 766 14:18 8 80% 31:10 9 9 17:14 20:13 25:21 28:24 40:21 44:12 A Academics 14:17 accommodate 42:12 achieve 35:12 Acting 51:5 action 18:21 42:20 49:13 active 12:14 24:5 42:1 45:23 add 32:19 added 41:19 addition 18:2,6,10 additional 15:17 16:5 22:6 27:6,18 47:19 49:6 57:23 adds 47:18 adjacent 22:23 23:10 adopted 51:11,17 52:4,17,23 53:10,23 54:5,15 Affairs 21:2,13 affordable 45:6 afternoon 10:22 17:8 28:18 agree 36:8 agreed 33:13 Ahmad 10:7 align 21:3,15 45:12
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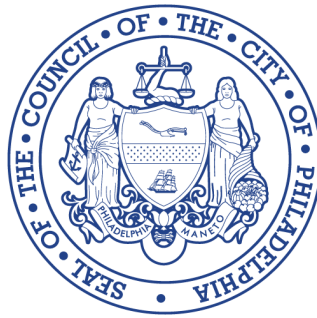
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City of Philadelphia

*City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107*



Meeting Agenda

Wednesday, May 13, 2026

1:00 PM

Room 400, City Hall

Committee on Rules

The Committee on Rules of the Council of the City of Philadelphia will hold a Public Hearing on Wednesday, May 13, 2026, at 1:00 PM, in Room 400, City Hall, to hear testimony on the following items:

260212

An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by McKinley Street, Leonard Street, Devereaux Avenue, and Bustleton Avenue.

Attachments: [Bill No. 26021200](#)

260238

An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ludlow Street, South 41st Street, West Girard Avenue, and North 48th Street.

Attachments: [Bill No. 26023800](#)

260296

An Ordinance To approve amendments to the University of Pennsylvania Master Plan in the area bounded by Walnut Street, 36th Street, Spruce Street, and 39th Street, related to the Class of 1920 Commons building at 3800 Locust Walk, and the Stuart Weitzman Theatre addition to the Annenberg Center for the Performing Arts (ACPA) at 3680 Walnut Street.

Attachments: [Bill No. 26029600](#)

260297

An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spruce Street, 34th Street, Civic Center Boulevard, and University Avenue.

Attachments: [Bill No. 26029700](#)

260298

An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ridge Avenue, Spring Lane, Hagy's Mill Road, Port Royal Avenue, River Road, and the Montgomery County Line.

Attachments: [Bill No. 26029800](#)

260301

An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Milnor Street, Cottman Avenue, Cottman Avenue (Extended), the Delaware River, Unruh Avenue (Extended), Unruh Avenue, Wissinoming Street, and New State Road.

Attachments: [Bill No. 26030100](#)

260302

An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lippincott Street, 20th Street, Toronto Street, and 22nd Street.

Attachments: [Bill No. 26030200](#)

260379

An Ordinance Amending Section 14-500 of The Philadelphia Code, entitled “Overlay Zoning Districts” by amending Section 14-520, entitled “/NDO, Ninth District Overlay District,” by making technical changes, all under certain terms and conditions.

Attachments: [Bill No. 26037900](#)

Immediately following the public hearing, a meeting of the Committee on Rules, open to the public, will be held to consider the action to be taken on the above listed items. Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall.