COUNCIL OF THE CITY OF PHILADELPHIA

COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, June 3, 2026
2:39 p.m.

PRESENT:

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

BILLS: 251030, 260165, 260211, 260239, 260241, 260381, 260422, 260514, 260515, 260516, 260517, 260518, 260519, 260520, 260523, 260530, 260534, 260536

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COUNCILWOMAN BASS: This hearing is now called to order.

The Clerk will now take the roll.

THE CLERK: Chairmember Bass.

COUNCILWOMAN BASS: Present.

THE CLERK: Vice-Chairmember Squilla.

COUNCILMAN SQUILLA: Present.

THE CLERK: Member Gilmore Richardson.

COUNCILWOMAN GILMORE RICHARDSON: Present.

THE CLERK: Member Thomas.

COUNCILMAN THOMAS: Present.

THE CLERK: Member Gauthier.

(No response.)

THE CLERK: Member

Jones.

(No response.)

THE CLERK: Member O'Neill.

(No response.)

COUNCILWOMAN BASS: A quorum of the committee is present.

The Clerk will now read the title of each of the bills. And I do want to state, before we begin officially that Bill No. 251030 is going to be held and will not be heard today. 251030 is going to be held.

(Background interruption.)

COUNCILWOMAN BASS: I know. I know. We're still working -- we're still working on some matters. We're going --

(Background interruption.)

COUNCILWOMAN BASS: We got it. Chair recognizes

Councilmember Squilla, who is the author of the bill.

(Background interruption.)

COUNCILWOMAN BASS: Hold it. Hold it, hold it one second, please.

Chair recognizes Councilmember Squilla, the author of the bill.

COUNCILMAN SQUILLA: Thank you, Madam Chair.

I do want to say that the intent today was to run the legislation as is with the amendments to that. This legislation was put forth as a notification bill that people believe that would make it easier for demolition and other things to happen when they notified the property owners that their properties are going to be designated as historic. That is

not the case.

There was a lot of misinformation being spread out there. We actually added additional language into this, working with the Law Department and the Historic Commission to guarantee that at notification there would be no chance of demolition.

We added a lot of other information. We met with the Historic Commission, Law Department, Preservation Alliance and others for six months working on that language. We still don't have a consensus agreement on it, but we will continue to work on that and hopefully have a hearing in the summer to push it forward. So thank you so much.

COUNCILWOMAN BASS: Thank you for being here today. Thank you --

(Background interruption.)

COUNCILWOMAN BASS: Please we're going to ask for some order.

COUNCILMAN SQUILLA: I'm sorry the people are upset.

(Background interruption.)

COUNCILMAN SQUILLA: All right. Order.

COUNCILWOMAN BASS: Okay. Hold it, hold it, hold it. So let me just say something. We hear you --

UNIDENTIFIED SPEAKER: (Inaudible).

(Applause.)

COUNCILMAN SQUILLA: Well, thank you. Thank you for your input and thank you all for your dedication and service to the city. It's really important. And it's a shame --

(Background interruption.)

COUNCILWOMAN BASS: Hold it. Hold it.

COUNCILMAN SQUILLA: Please, please, please. We will have a hearing in the summer . You're all invited back when we share the amendments to the legislation. And hopefully, we'll get to a point working with the Law Department, Historic Preservation Alliance and other preservationists that were part of those conversations along the way.

We made a lot of amendments that were set forth and were going to be presented today during the hearing, and we actually also had conversations about Tier 2 districts and other ways to improve and working with the Planning Commission to do surveys citywide to be proactive on nominations of

historic properties throughout the district.

So I know a lot of people are upset. Like I said, we'll still continue to work on this and we will take this as advice. But we also know that these recommendations came from the Historic Task Force, and we continue to implement legislation from --

(Background interruption.)

COUNCILMAN SQUILLA: Please, please.

UNIDENTIFIED SPEAKER: (Inaudible).

COUNCILMAN SQUILLA: Okay. Well, thank you. I'd be happy to meet with you. I'd be happy to meet with you if you want to meet with --

UNIDENTIFIED SPEAKER: (Inaudible).

COUNCILMAN SQUILLA: I'm sorry I wasted your day.

COUNCILWOMAN BASS: So listen, you know, there has been a -- listen, obviously, we understand. We hear you. We are sorry that you are disappointed. But at this point, we are going to move forward with the rest of the agenda for this Rules Committee hearing. And there will be further opportunity to have commentary to express your concerns, your issues.

If you support the bill, if you do not support the bill, there will be further opportunity to weigh in. So I want to make that absolutely clear this afternoon.

Will the Clerk now read the titles of the bills.

THE CLERK: Bill No. 251 --

(Background

interruption.)

COUNCILWOMAN BASS:

Listen, we have to have order. Please stop yelling out so that we can get through this hearing. Please stop yelling out so we can get through this hearing. If you want to speak with me, I'm happy to speak with you in the hallway. So just hold on for a minute. Hold on for a minute. I will be right out, right out. Give me one moment. Let us get through the bills. Please, please step outside. I'd be happy to talk to you.

Will the Clerk now read the titles of the bills.

THE CLERK: Bill No. 251030 --

COUNCILWOMAN BASS:

(Inaudible).

THE CLERK: I am. Is being held at the request of the sponsor and not being heard today.

Bill No. 260165, an ordinance amending Section 14-545 of The Philadelphia Code, entitled /SEV, Seventh District Overlay District by adding provisions from the /AME, American Street Overlay District, and the /NCA, Neighborhood Commercial Area Overlay District, North Delaware Avenue, removing the /AME, American Street Overlay District from the Zoning Code, and making related changes, all under certain terms and conditions. Introduced by Councilmember Lozada.

Bill No. 260211, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Erie Avenue, Front Street, Lippincott Street and Second Street. Introduced by Councilmember Lozada.

Bill No. 260239, an ordinance to amend the Philadelphia zoning maps by changing the zoning designations of certain areas of land located within an area bounded by Baltimore Avenue, Cobbs Creek Parkway, A SEPTA Regional Railroad Right-of-Way, and Cobbs Creek. Introduced by Councilmember Gauthier.

Bill No. 260241, an ordinance amending Title 9 of The Philadelphia Code, entitled “Regulation of Businesses, Trades and Professions,” and amending Section 14-604 of The Philadelphia Code, entitled “Accessory Uses and Structures,” to provide for notice to owners and residents of a building regarding dwelling units licensed for limited lodging on the property, all under certain terms and conditions. Introduced by Councilmember Young.

Bill No. 260381, an ordinance amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by adding a new chapter to require specific permit applicants to provide notice of the presence of particular murals on the property to the Department of Licenses and Inspections, all under certain terms and conditions. Introduced by Councilmember Gauthier for Council President Johnson.

Bill No. 26024 -- or excuse me, Bill No. 260422, an ordinance amending Section 14-524 of The Philadelphia Code, entitled “/FDO, Fourth District Overlay District” by authorizing Basic Systems and Utilities in the SP-PO-A zoning district in an area bounded by Ridge Avenue, Calumet Street, the Schuylkill River, and the Wissahickon Creek all under

certain terms and conditions.

Introduced by Councilmember Jones.

Bill No. 260429 is being held at the request of the sponsor and we will not be hearing testimony today.

Bill No. 260514 is also being held at the request of the sponsor and we will not be hearing testimony today.

Bill No. 260515 is being held at the request of the sponsor and we will not be hearing testimony today.

Bill No. 260516, an ordinance amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning” by amending certain provisions of the CMX-1, Commercial Mixed Use, zoning district regarding uses, dimensional requirements, and parking, all under certain terms and conditions.

Introduced by Councilmember

Gauthier for Council President Johnson.

Bill No. 260517, an ordinance amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising certain provisions of Section 14-513, entitled, “/TOD, Transit-Oriented Development Overlay District” to rename it “/TOC, Transit Oriented Communities Overlay District,” to expand its applicability radius, and amending various sections to make changes to applicable use, dimensional and parking standards, all under certain terms and conditions. Introduced by Councilmember Gauthier for Council President Johnson.

Bill No. 260518, an ordinance to amend Title 14 of the Philadelphia Code, entitled “Zoning and Planning,” by revising certain provisions relating to the Transit

Improvement Bonus, to clarify its parameters and revise the bonus structure, and by making related changes, all under certain terms and conditions. Introduced by Councilmember Gauthier for Council President Johnson.

Bill No. 260519, an ordinance amending Section 14-513 of The Philadelphia Code, entitled "/TOD, Transit-Oriented Development Overlay District" by exempting certain districts from ground floor use requirements, all under certain terms and conditions. Introduced by Councilmember Gauthier for Council President Johnson.

Bill No. 260520, an ordinance amending Section 14-600 of The Philadelphia Code, entitled "Use Regulations," to allow Transit Station use in Commercial zoning districts, all under certain terms and conditions. Introduced by

Councilmember Gauthier for Council President Johnson.

Bill No. 260523, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roberts Avenue, Wissahickon Avenue, Hunting Park Avenue, and Fox Street. Introduced by Councilmember Jones.

Bill No. 260530, an ordinance amending Section 14-702 of The Philadelphia Code, entitled "Floor Area, Height and Dwelling Unit Density Bonuses," to clarify the terms of the public street enhancement bonus and make related technical changes under certain terms and conditions. Introduced by Councilmember Squilla.

Bill No. 260534, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning

designations of certain areas of land located within an area bounded by Kensington Avenue, Clearfield Street, Tulip Street, and Lehigh Avenue. Introduced by Councilmember Squilla.

An ordinance -- excuse me, Bill No. 260536, an ordinance amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to amend certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by creating the “/WCS, West Chestnut Street Overlay District,” all under certain terms and conditions. Introduced by Councilmember Bass for Council President Johnson.

There are no other bills under consideration today. Thank you.

COUNCILWOMAN BASS: Do any members have any opening

remarks on any of the bills as stated by the Clerk today?

(No response.)

COUNCILWOMAN BASS: And seeing none, will the Clerk please call the first panel that we have to testify on Bill No. 260165.

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

(Witness approached witness table.)

COUNCILWOMAN BASS: Good afternoon. Please state your name for the record and proceed with your testimony.

MS. BRUMBELOW BURNS: Good afternoon, Chairman Bass or Chairperson Bass and members of the Rules Committee. I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here

to testify on Bill No. 260165, introduced into City Council on March 5, 2026 by Councilmember Lozada.

Bill No. 260165 amends the Philadelphia Zoning Code by Section 14-545 of The Philadelphia Code, entitled "/SEV Seventh District Overlay District," by adding provisions from the /AME, American Street Overlay District, and the /NCA, Neighborhood Commercial Area Overlay District, North Delaware Avenue and removing the /AME, American Street Overlay District from the Zoning Code.

The bill combined several zoning overlays in the Seventh Councilmanic District into the new /SEV, Seventh District Overlay District. The action will make the zoning code provisions that apply to this Council district easier to understand and

administer. It will remove overlays that were exclusive to the Seventh Council District, and the overlays that were in shared Council districts will remain in the code.

The Philadelphia City Planning Commission considered Bill No. 260165 at its public meeting on March 19, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you for your testimony.

Any questions from the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on this bill whose name has not been called, 260165, whose name has not been called?

(No response.)

COUNCILWOMAN BASS:

Okay. Thank you for your testimony.

The Clerk will please call the first panel we have to testify for Bill No. 260211.

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

COUNCILWOMAN BASS:

Thank you. Good afternoon. Please state your name for the record and proceed with your testimony. Before you do that, I want to acknowledge the presence of Councilmember Gauthier and also Councilmember O'Neill.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260211 introduced into City Council on

March 12, 2026 by Councilmember Lozada.

Bill No. 260211 amends the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Erie Avenue, Front Street, Lippincott Street and Second Street located within the North Planning District. The bill proposes to change zoning designations of a number of properties in North Philadelphia to enable commercial and affordable residential development in existing buildings, correctively rezone active schools and playgrounds, and remove legacy industrial zoning from residential neighborhoods where it could be harmful.

This action is consistent with several goals in the Philadelphia 2035 City Vision, which calls upon the City to

promote strong and well-balanced neighborhood centers, improve the quality and diversity of new and existing housing and reposition former industrial sites for new uses.

The North District Plan also recommends that the City encourage the rehabilitation of vacant buildings into affordable housing. The Philadelphia City Planning Commission considered Bill No. 260211 at its public meeting on March 19, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you for your testimony.

Is there anyone on the committee with any questions for this witness?

(No response.)

COUNCILWOMAN BASS: And

seeing none, thank you for your testimony.

Is there anyone else who is here to testify on Bill No. 260211 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you for your testimony.

And, Madam Clerk, please call the first witness to testify on Bill No. 260239.

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

COUNCILWOMAN BASS: Thank you for being here. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia

City Planning Commission. I'm here to testify on Bill No. 260239, introduced into City Council on March 19, 2026 by Councilmember Gauthier.

Bill No. 260239 amends the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Baltimore Avenue, Cobbs Creek Parkway, a Septa Regional Railroad Right-of-Way, and Cobbs Creek in the Angora neighborhood, which is located within the West Planning District.

The bill proposes to change the zoning for the property at 5900 Baltimore Avenue, where Motivation High School and KIPP West Philadelphia Preparatory Charter School are located from RSA-5, Residential Single Family Attached, to SP-CIV, Special Purpose - Civic, Educational and

Medical. The comprehensive plan predates the creation of the SP-CIV base zoning district, but it was established to address several recommendations related to the maintenance and preservation of public educational facilities and is generally recommended for properties with active public schools.

Representatives of the School District of Philadelphia confirmed to the Commission that this property is not on the list of properties for realignment, and that the district intended to continue the property's use as an active educational facility. This bill includes an amendment to update zoning maps to reflect the area changes as introduced.

The Philadelphia City Planning Commission considered Bill No. 260239 at its public meeting on

May 21, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you for your testimony.

Are there any questions for this witness from the committee?

(No response.)

COUNCILWOMAN BASS: Seeing none, thank you for your testimony.

And is there anyone else here to testify on Bill No. 260239 whose name has not been called?

(No response.)

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

Clerk, please call the first panel we have to testify on Bill No. 260241.

THE CLERK: Sarah Adamo,

Director of Zoning and Legislation with L&I, Quality of Life Unit.

(Witness approached witness table.)

COUNCILWOMAN BASS: Good afternoon. Please state your name for the record and proceed with your testimony.

MS. ADAMO: Good afternoon, Chairperson Bass and members of the Rules Committee. My name is Sarah Adamo, and I'm the Director of Zoning and Legislation for the Department of Licenses & Inspections, Quality of Life. Today I'm here to provide testimony on Bill No. 260241 which, if enacted, will amend Title 9, entitled "Regulation of Businesses, Trades and Professions," and Section 14-604 entitled, "Accessory Uses and Structures," to provide for notice to owners and residents of buildings regarding dwelling units

licensed for limited lodging on the property.

Bill No. 260241 would establish additional disclosure requirements concerning limited lodging activity in multifamily residential building. Specifically, the bill would require landlords when entering into or renewing a lease, to disclose in writing to tenants whether any dwelling unit within the building are licensed for limited lodging. The bill also requires remedies for tenants when required disclosures are not made, including the ability to terminate a lease without penalty under certain circumstances.

Additionally, the legislation would require limited lodging operator licensees to provide written notification regarding their activity to various

affected parties, including property owners, residents of all dwelling units in the building and other owners within the same building plan unit development or cooperative housing agreement.

The bill would become effective 60 days after enactment. L&I QOL supports the bill's goal of increased transparency for residents and property owners regarding limited lodging activity. L&I QOL does not oppose this bill. Thank you for your consideration. I'm happy to answer any questions from the committee at this time.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Any questions from the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else

who would like to testify on this bill, 260241, whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you very much for your testimony.

Madam Clerk, please call the witness we have to testify on Bill No. 260381.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission; and Jane Golden from Mural Arts.

(Witnesses approached witness table.)

COUNCILWOMAN BASS: Good afternoon. Paula, please state your name for the record and proceed.

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

to testify on Bill No. 260381, introduced into City Council on April 23, 2026 by Councilmember Gauthier for Council President Johnson.

Bill No. 260381 amends Title 14 of the Philadelphia Zoning Code, entitled "Zoning and Planning," by adding a new chapter to require specific permit applicants to provide notice of the presence of particular murals on the property to the Department of Licenses and Inspections and will apply citywide.

The bill proposes to create a new section of the zoning code dedicated to preservation notices for zoning permits issued for certain actions on properties hosting murals erected by a single entity, mural arts. The Administration is having ongoing discussions about how this would

operate, if enacted.

The Philadelphia City Planning Commission considered Bill No. 260381 at its public meeting on May 21, 2026 and recommended that the bill be held for an additional 45-day review. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS:

Thank you for your testimony.

Before we hear from Jane Golden from the Mural Arts Program, Chair recognizes Councilmember Jamie Gauthier.

COUNCILWOMAN GAUTHIER:

Thank you, Madam Chair. And thank you, Paula. We appreciate all of your help and we look forward to continuing to work with you and the team at the Planning Commission.

So I wanted to just offer some brief comments about this bill. But first, I want to recognize and thank the incredible

team at Mural Arts Philadelphia, especially Jane Golden, whose vision and leadership helped transform Philadelphia into the mural capital of the world, and I think we are all so proud of that designation. Your impact on this city is immeasurable, and generations of Philadelphians will benefit from the legacy that you are leaving behind.

The bill before us today is pretty simple. It doesn't stop development, it doesn't override property rights or create a new approval process. It simply requires communication when a development proposal would remove or cover a mural. I think we all will agree that our murals are part of Philadelphia's identity. They tell the stories of our people, of our neighborhoods. They reflect our communities, they draw visitors

from all across the world.

And yet far too often, and this has come across so many times during my tenure, murals disappear or they're at risk of disappearing without anyone knowing until it's too late or until they're gone, in the worst cases. And so, this legislation creates a basic notice process between city departments and mural arts so that there's an opportunity to communicate, to document. And hopefully, the ultimate goal is to preserve or replace these important works of art.

And so, at its core this is about communication and stewardship and protecting the identity and the culture of our neighborhoods. It's a modest, commonsense step that recognizes the value of one of Philadelphia's greatest cultural assets. And so,

thank you so much for all of your work, for your partnership on this.

And I'd be remiss if I didn't thank Council President Johnson for his leadership. He led the charge on this and I was grateful to work with him, and appreciative that we have a leader in Council that recognizes the importance of our beloved murals. Thank you so much.

Thank you, Madam Chair.

COUNCILWOMAN BASS: Thank you for your commentary.

And we now recognize Jane Golden for your testimony. Please proceed.

MS. GOLDEN: Hello, everybody. So my name is Jane Golden. And I'm so excited to be here today. It's a bill with a number. This is so exciting. I mean, it's -- we've been thinking about this for so long. So good

afternoon, Chairperson Bass and members of the Rules Committee. Thank you for having us here today.

And I'm here to testify on Bill 260381, which requires specific permit applicants to provide notice of the presence of murals on a property to the Department of L&I. Throughout my career, I have worked tirelessly to make sure that the city has murals and to care for them, to think about preservation.

Our city is so unique and wonderful. We have an extraordinary collection, unlike any city in the world to be honest with you. There are murals on every corner of the street. When people come here from outside, you know, when people come here from around the country and the world, they're just stunned. They're like, mural, mural, mural. They

can't believe it. And I'm like, yes, yes. And they represent our history, our struggles, our stories, our triumphs.

They range from work that is very personal, to topical, to lyrical, to urgent, and from the celebratory to the somber, and their collective diversity of style and tone and topic. The murals speak broadly and deeply about who lives in our city. They fill our public spaces with joy, with moments to reflect and with evidence of public participation and connection, something missing often in today's world.

And of most importance, the work shows us how public art can reflect and generate community. Another measure of their importance isn't just how they look, but it's how they happen. It's how they were created, and the thread that

links all the murals, like thousands of them, all over the city, from now, if you look back, back in the day to anti-graffiti, it's the broad range of authors that are involved.

And when I use the word authors, I think of citizens, business owners, public agencies and departments, prisons, civic groups, students, and, of course, artists, we love artists. So broad authorship has been central to how we work. And this beautifully inspiring process of engagement that makes the mural movement in our city so resilient and has lasted over time. And that's why it remains beloved.

We see ourselves in our murals. Our work has been analyzed and researched over years by people across the globe who have repeatedly come to the conclusion

that mural-making is a process that builds social capital and creates opportunities over and over again for engagement that crosses boundaries in most unusual ways among the public, the private, the social, the civic and the esthetic. And this process of co-creating the work and creating a vision of public art into public life, this has an enormous impact on the people who live in Philadelphia.

But just as we have seen all this growth in what we do, there's another trend that is very disturbing and sad. Developers, sometimes from outside the city, will tear down a mural or build in front of them, and that is very startling. And it's like we can't believe it. And I want to be clear, I'm not standing in the way of economic development or development, we have partnerships

with developers and that's a win-win. And clearly, Philadelphia needs housing. But growth should not diminish or eradicate the cultural assets that make people want to live, work and invest in the City of Philadelphia.

Repeatedly, people tell me this, and I am sometimes stopped on the street and people say, are you the mural person. And I'm like, yes. And they'll say, I moved to Philadelphia because of the murals. And I'm like, yay. Not that I'm excited or anything about it. And I would say that Mural Arts invests, you know, in over $2 million in hiring 250 artists every year.

But it's not just artists. It's like we have participants in all our different programs, as you all know. And so, it's really an investment. Murals

aren't just decorations. They're repositories of community memory. And for decades we have built an international reputation as a city that values and believes in public art. And we're known as a city who invests in the arts, and that is wonderful.

We have tours that draw people from all over the world. I led a tour last year. And someone was there from Australia, from Germany, from Japan, I couldn't believe it. This was just one little tour that I led. And they said, oh, one day we went to the Barnes, and the second day we're coming on a mural tour.

And if you go on a mural tour, you're seeing things beyond Center City. You're going out into the neighborhoods, into the communities and seeing all this richness and wonder that makes our

city so magical. And when murals go away, we lose more than paint on a wall. We lose stories, relationships. We lose our identity, our investments.

And I believe, and I know I'm biased, but I do believe we lose a piece of our heart and soul. So the question is not whether development should happen. Of course it should. It is how development and cultural preservation can sit side-by-side. It is not a one or the other opportunity.

I believe we are on the right track with this legislation being submitted today to protect our murals. And I'm so thankful, Councilmember Gauthier, to you and your staff, to Council President Johnson and his staff for really being tireless about this.

And so, as Councilmember

Gauthier said so eloquently, this is really a logical thing, like, tell us if this is going to happen, so then we can talk to the community, we can talk to the artists, we can talk to the developers and say, is there something we can do to preserve this.

Like with the Martin Luther King mural, you know, on Lancaster Avenue, Full Court developers, they made space for a new mural. So the community was so sad and then so happy and it was great. It was like ta-dah. It was such a great -- I mean, I remember the dedication as if it were yesterday. It's like, oh, I loved it. So that's what we're advocating for.

But when it doesn't happen right, driving -- I was driving down Chestnut Street not

too long ago. We did this great mural that was a tribute to President Obama's initiative on My Brother's Keeper, really beautiful. Hundreds of men of all ages worked on this project. And driving by, it was rubble. It was rubble. No one knew. No one told us. It was the most heartbreaking thing to witness. We don't have to have that happen.

So encouraging conversation, examining design solutions, seeing if adjustments can be made, this is what we're advocating for. And remember, cities are judged not only by what they build, but what they choose to keep. Philadelphia has demonstrated that economic development and cultural stewardship are not opposing goals to me. They strengthen each other. Our murals tell the story of who we

are.

As we build Philadelphia, the Philadelphia of tomorrow, we must ensure that we do not, do not erase the Philadelphia that generations have created and loved and respected. Thank you so much.

(Applause.)

COUNCILWOMAN BASS: Thank you so much for your testimony.

Any comments from members of the committee?

Chair recognizes Councilmember Mark Squilla.

COUNCILMAN SQUILLA: I just want to add one thing. I wish everybody who testified, testified like this. It was really a breath of fresh air. So thank you so much. I love your ability to always find solutions out of challenges. Sometimes when

adversity strikes, it brings an opportunity and you will always be able to find that opportunity.

Like you said, if a development needs to happen, can you provide a space for it or can you help pay for a new mural right on the corner or down the street. These things would be easier done if we knew they were happening ahead of time and not be reactionary but proactive in that approach. So thank you, Councilmember Gauthier and Councilman Johnson, for this legislation, and be happy to support. Great job.

MS. GOLDEN: Thank you so much.

(Applause.)

COUNCILWOMAN BASS: Thank you for your testimony.

Is there anyone else here to -- seeing that there's no

other questions from the committee, is there anyone else here to testify on Bill No. 260381?

Please come forward to testify on Bill No. 260381.

(Witnesses approached witness table.)

MR. SPAK: Good afternoon. How are you? My name is Ryan Spak.

COUNCILWOMAN BASS: Good afternoon.

MR. SPAK: I'm the principal partner at Spak Group or a real estate development firm based in West Philadelphia. And we have had the immense pleasure of being a partner with Mural Arts on several projects. We had purchased the property on South 52nd Street across from Malcolm X Park from a family that had owned that property for two generations.

And we had never really

been a party to a mural in any way, shape or form, but what we came to find was that in order to keep the younger kids from tagging their building and simultaneously tell a story, the owners had commissioned their own mural on this property called Breaking Chains. And it was a depiction of historical African American leaders throughout time that they felt were imperative in teaching the youth in this community something impactful and it worked. For almost 20 years, no one tagged their property.

But when the building fell into disrepair and they were in preforeclosure, we became the buyers. And the key to our purchase agreement was to commit to ensuring that the mural did not disappear. And this building at 500 South 52nd Street now has a mural that depicts the same concept

of breaking chains and is now double the size and was a chosen piece of art by Gabe Tiberino, an artist who I have fallen in love with, but it was chosen, the design, by the community itself.

And what my company learned was a multifold of things. We learned that engagement with the community was an intense opportunity to learn what was important to that community. We gave power to the community to actually be involved in our development and what was happening in that property. The restaurant that is there now, Toast Cafe, is there because the community asked for a sit-down restaurant.

And more importantly, when we went to build the next building up the street at 52nd and Addison, we put a secondary mural featuring Herbie the Love Bug with

a suicide awareness concept behind it. And when we sold that building, that owner wanted to take that mural down and I realized that we had left a piece of the community vulnerable in the sale of that property.

Because as stewards of that building, we had the ability to ensure that mural stayed, but the minute we sold it, we left that mural vulnerable. And so, we worked for almost a year and a half with Jane Golden and the team at Mural Arts to create agreements with the rest of our buildings that all have murals that the next owner not only has to be responsible for that mural in partnership with Mural Arts, but cannot take that mural down without a set of criteria, whether they put it back on the new building, whether they pay to move it to another building

that the community agrees to.

There are set criteria if Mural Arts, God forbid, were ever to disappear on us, what happens to that mural. This agreement is filed as an easement and goes against the title of the property. The idea behind it is much more stringent than the legislation you put forth today, and this legislation I am incredibly favored of.

It is a start of an awesome conversation around public art and our ability as a community to support artists and the stories these communities have to tell. So thank you all for this effort. I love this legislation and congratulations. I hope it passes out of committee today.

COUNCILWOMAN BASS: Thank you for your testimony.

Can we have the next

speaker please state your name for the record and proceed with your testimony.

MS. CALHOUN: Good afternoon, everyone. My name is Aminata Sandra Calhoun. I am here definitely in support of 260381 and here more so to give personal attachment and association and activity around murals, and to speak on how I have been affected by a mural being removed by a developer.

I returned to Philadelphia after two and a half weeks in Spain. Getting out the Uber that brought me to my home with my suitcases and whatnot, neighbors are running up to me, oh, what are you going to do. I'm like, what am I going to do. And they're pointing to the corner where the Ed Bradley mural was fenced up with fences around it.

I'm like, oh my god, what is going on here. So not only was the Ed Bradley mural removed by developers. But as said previously in testimony with no warning, no warning, as my City Councilperson so elegantly expressed, no warning to the community and God knows, no warning to me, who spent many, many days up on the scalpel applying this mural.

And I think it's a downright disrespect and disgrace not to be informed prior to, because you're looking at the millions of dollars. This is not paint by no numbers. A number of funds, a lot of funds go into this, time, activity, physically. But what is most profound about these murals and that I experienced from the Ed Bradley mural, it is a mental health piece.

These murals serve as

mental health therapy. You may not understand or know that for a fact, because those of us who appreciate these murals, some of us, we sit and gain energy, mental health. I am still affected today from the removal of the Ed Bradley mural, and now boots on the ground trying to find a location to replace this mural.

So I need some therapy around this, the removal of not just the Ed Bradley mural, but many, many murals throughout the city because years back, I was employed with Mural Arts, wherein my position was to take and do tours of the murals by way of the trolley. We had visitors and people that would come on the trolleys and the trolley would tour around the city and I would explain the murals, the history and on and on. So let's look at what we can

do between the developers and construction to not erase the murals, because that's the soul and heartbeat of Philadelphia. Thank you.

(Applause.)

COUNCILWOMAN BASS: Thank you for your testimony.

And can we have you please state your name for the record, sir. Can we have you please --

MR. OKDEH: My name is Eric Okdeh --

COUNCILWOMAN BASS: -- state your name and proceed.

MR. OKDEH: Okay. My name is Eric Okdeh and I've been fortunate enough to be a working muralist in Mosaic Arts in Philadelphia, and have done work in the U.S., across the U.S. and the world for almost three decades. I'm here today because I recognize

the work that the Mural Arts program has done in collaboration with residents throughout our city, sets us apart from any other arts organization in the world.

Murals in this city don't just appear one day out of nowhere. There are stories behind every mural that you see in this city, and every mural is the culmination of the collaborative efforts of a multitude of stakeholders and everyday Philadelphians over a long period of time.

This bill is about communication, not stopping development. Over the years, Mural Arts has cultivated relationships with developers and work in tandem with them. We do not wish to halt development with this. But this bill affords us the time to ensure that we can contact all the project

stakeholders and alert them to any development situation.

It allows us the time to plan programming and documentation around the end of a project's life, while at the same time giving us the ability to see if we can utilize the momentum of a beloved mural disappearing and envision possibilities to recreate or reimagine the work in another location.

This really hits home for me. I've unfortunately found out much too late about projects being built in front of. Most tragically, there was a mural that I had done in collaboration with another artist about the life of Dox Thrash, African American printmaker in Philadelphia. This was at 16th and Girard. My partner in that project was a man named Willis Humphreys, and Willis sadly

died in 2019. And that was a big gut punch I think for everybody at Mural Arts, and we still feel that to this day.

But the unceremonious disappearance of that mural was a sting on top of that. And as of this year, two of my foundational projects are being covered up as we speak. Both of these projects were yearlong in their development and contained the collaborative efforts of quite literally hundreds of people and many organizations throughout the city.

One such project is called Family Interrupted. It's a project about the impact of incarceration on families, which was created in conjunction with a mural class that I taught at SCI Graterford Prison. And we've worked with longstanding institutions like the Pennsylvania

Prison Society and various victims advocacy and reentry groups throughout Philadelphia to make this project happen.

It contains scannable QR codes that lead to audio files of impacted people sharing their stories. The project has a website that's been alive since 2010 that contains the entire history of the project and testimonials of close to 100 people impacted by the issue. As technology develops, our potential for storytelling grows. Murals are far more than just that image that you see on the wall. There's so much more behind it.

They have connected websites, accompanying films, enhanced augmented reality experiences. These projects are so much deeper than paint on a wall, and they deserve the time that this bill provides. So when they are

decommissioned because of development, all the stakeholders, community liaisons and collaborators can be made aware of the situation, have the ability to create programming, documentation and awareness around the end of a project's life. And the artist has the ability to reconnect with these stakeholders, strategize and plan for the future as well as update those online experiences that accompany these projects accordingly. So thank you for this bill. I really hope it goes through and I appreciate the time today.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Please state your name for the record and proceed.

MR. GWINN: My name is David Gwinn and I'm here to testify

about Bill 260381. First, I want to just say thank you so much for bringing this bill, Councilmember Gauthier and all of Council. And I want to testify to the truth of everything that's been said before me.

Murals, I've been a mural painter in Philadelphia for 28 years and I've painted dozens of murals throughout the city. And like has been said, I've seen the transformative impact that murals have and the way that they become a focus of community identity, a vessel for community history and bring beauty to all over Philadelphia. And by the same token, I've seen my share of murals lost to development. And, yes, it always happens in the same last-minute-through-the-grapevine way. And that's why this bill is so exciting. Because as has been

said, it would be amazing to have a conversation where we can strategize with time to think about how these memories, how this history and how this identity can be preserved, can be stewarded going forward.

Just recently at 27th and South, a mural that I painted with mural arts was torn down. As I said, I found out through the grapevine and I can't tell you how many people called me to let me know about it and to tell me how much it meant to them, how much it meant to have this mural in their neighborhood, how much it meant for them to see it on their commute across the South Street Bridge into Center City and how sad they were to see it go.

There was really no vehicle for us to pursue any remedy or look for a way to preserve this.

What it all means to me, murals are a public good. The way that I look at it, along the lines of community gardens, parks, libraries. And there's a real cost when we lose those things. I've lived in Philadelphia my whole life, and I want Philadelphia to thrive and I'm always excited about new things being built.

However, it's critically important that we have a process, a conversation to talk about the real value of what's being lost in development and how we can restore that. Thank you so much again for bringing this bill and I hope that it passes.

COUNCILWOMAN BASS: Thank you for your testimony.

Hello. Please state your name for the record and proceed.

MS. NORTHRUP: Ann

Northrup.

COUNCILWOMAN BASS: You can proceed with your testimony.

MS. NORTHRUP: I'm a mural painter. I've lost a few murals. The first one was to a developer who just -- the neighbors had planted a garden on an empty lot and the neighbors requested a mural about the gardeners, and they wanted there to be a historical record of their work and their leadership in the community in creating this wonderful place.

And so, it was wonderful working with them and they were characters in the mural that I painted for them. And what happened was the lot was owned by somebody, the prices in the neighborhood of the land went up. And so, a developer -- so they decided to develop the lot into a house. And that's not a tragedy,

but so much is lost when that happens. Because here were these historical figures, these parents and good neighbors and gardeners, and it was really a beautiful thing that just was lost.

Now, the idea, of course we had a chance, but we were not able to save it. But in some cases, there's no planning or any kind of communication about it. So I think it's really an important thing that you're doing here and I salute you for that. Then there was a second one that was going to be lost. That was one world at the Independence Charter School and they wanted to build a gym in front of it. Okay, that's good for the kids too. Maybe you could move it to the other side of the lot. But, no -- so they were proceeding with that.

But we were able,

because of the time that we had, to photograph the mural, to find donors who would pay for the replacement of the mural somewhere else, and that was just key. So at 21st and Market Street just behind the Dunkin' Donuts between Market and Ludlow, you can still see one world. And it's a mural about the wonderful families all across the world.

I tried to represent the entire world. And every day when I was painting on it, people would come up and talk to me about how they felt about it and how they identified with the characters in the mural. And that was just a wonderful thing. Because the drunks were hanging around on the corner getting liquor from the store on Market Street. But there were other people that really were, you know, hardworking and

appreciative people who were -- and even those people of course were appreciative even though they threatened to paint Donald Duck all over it.

But even so, it was a great, you know, sort of conversational opportunity and place for people to identify with something good. So that was a great one. And now currently, my mural at Juniper and Spruce is under threat. That's the gay mural, the LGBTQ mural, Pride and Progress and that hurts me a lot.

They want to build -- that community itself wants to build a high-rise affordable housing for LGBTQ people with no money, so it's a good thing. But I think they should -- at least we have time to talk to them about how we might be able to replace it, protect it, that sort of thing. So

I really applaud what you're doing. Thank you for that.

COUNCILWOMAN BASS:

Thank you very much for your testimony.

Chair recognizes Councilmember Gauthier for a brief comment.

COUNCILWOMAN GAUTHIER:

Thank you, Madam Chair.

I wanted to share one of the most painful experiences with this that happened in my district and on a positive note, I think one of the most painful examples I have seen came at the hands of one of the most unscrupulous developers I've dealt with, who develops extensively in my district, who decided to build in front of the Negro Baseball League mural on Parkside Avenue, which is beloved by the community and actually across from Fairmount Park where

the actual Negro Baseball League played.

And this developer said to the community, if you don't approve my variance for this development that I know you don't like, I'm not going to save your mural. And it was an extremely painful and traumatic experience where we were at the mercy of this person and then also there were different sides of the community who thought, oh, we have to approve it because we want to save the mural and other folks that were being penalized because they didn't agree with the development.

And I have to think if we had more time, we wouldn't have been at his mercy. And so, for me that's a part of why this is important because it is a threat to -- sometimes development is a threat to real history and cultural

assets. And then I'll end on a positive note by thanking Ryan Spak for his partnership overall. But the building that he testified about was actually my campaign office for like a year so I got to enjoy that beautiful mural every single day.

But also, I want to thank you, Ryan, for just being a different type of developer. We've known each other for a long time and we debate a lot about development. But I was sitting in here and you testified on another bill the other day. And one of my District colleagues turned to me and said, I wish we had developers like that in my district. And I was like, oh, I guess he is kind of cool. So I just wanted to thank you for always being willing to work with the community and being a developer that does things a little

bit differently and more equitably. Thank you so much, and thanks to everybody who helped out with this bill.

Thank you, Madam Chair.

COUNCILWOMAN BASS: Thank you for your commentary.

Is there anyone else here to testify on Bill No. 260381 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And seeing none, Madam Clerk, please call the first person to testify on Bill No. 260422.

THE CLERK: Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission; and Laura Copeland, Philadelphia Water Department.

(Witnesses approached witness table.)

COUNCILWOMAN BASS:

Thank you for your attendance. Please state your name for the record and proceed.

MS. BRUMBELOW BURNS: Good afternoon, Chairperson Bass and members of the Rules Committee. I'm Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260422, introduced into City Council on April 30, 2026 by Councilmember Jones.

Bill No. 260422 amends Section 14-524 of the Philadelphia Zoning Code, entitled "/FDO, Fourth District Overlay District" by authorizing basic systems and utilities in the SP-PO-A zoning district in an area bounded by Ridge Avenue, Calumet Street, the Schuylkill River and the Wissahickon Creek and the East Falls neighborhood, which is

located within the Lower Northwest Planning District.

This bill will update the /FDO, Fourth District Overlay District to allow basic utilities and services as a permitted use in the SP-PO-A, Special Purpose - Parks and Open Space Active base zoning district, restricted to a defined area of the Queen Lane Raw Water Pumping Station. This legislation is intended to allow the Philadelphia Water Department to plan and carry out future work to upgrade municipal drinking water facilities related to the Water Revitalization Plan without needing to seek a variance or special exception before the Zoning Board of Adjustment.

The Philadelphia 2035 Comprehensive Plan recommends modernizing and repairing existing utility infrastructure, calling on

the city to strategically and systematically replace obsolete water infrastructure.

The Philadelphia City Planning Commission considered Bill No. 260422 at its public meeting on May 21, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you for your testimony.

Please state your name for the record and proceed.

MS. COPELAND: Laura Copeland. Good afternoon, Chairperson Bass and members of the Rules Committee. My name is Laura Copeland, Assistant Deputy Commissioner for Education, Community Engagement and Government Affairs with the Philadelphia Water Department. Thank you for the opportunity to testify before you

today.

Today I'm here to express support for Bill No. 260422 amending the Fourth District Overlay by creating an area defined by -- excuse me, defined as the Queen Lane Raw Water Pump Station area and allowing basic services and utilities within the SP-PO-A, Special Purpose - Parks and Open Space Active zoning district.

In this area, we have spent time connecting with individual Councilmembers to discuss parcels containing Water Department facilities that require corrective zoning, particularly in Districts 4, 8, 9 and 10. Today I would especially like to thank Councilmember Jones for his support of this bill. Passage of this bill is critically important to ensure that PWD can effectively maintain and improve our drinking water

infrastructure.

Many of our facilities predate the zoning code, and their zoning does not reflect the long-term use of the site for drinking water infrastructure. We are working to correct the zoning for our drinking water facilities across the city to eliminate costly delays from seeking variances and addressing appeals to justify existing uses.

In addition, these changes give residents confidence that sites near them will remain in civic use and not be redeveloped into uses incompatible with their neighborhoods. The facility we are discussing today includes a drinking water pump station, which moves water from the Schuylkill River to the Queen Lane Water Treatment Plant for treatment.

The treated water is

used by homes, schools, businesses throughout the city. This pump station is the only source of water for the Queen Lane Plant and central to PWD operations. It is currently zoned SP-PO-A, which does not include basic water facilities as an allowable use. Amending the Fourth District Overlay to allow basic services and utilities at the property ensures that this facility can be appropriately maintained and rehabilitated as necessary.

This legislation is mutually beneficial to our partners at the Philadelphia Parks and Recreation, as the area will retain its SP-PO-A zoning designation. And I'd like to thank our colleagues at PP&R for their continued partnership. We've already reached out to the affected RCOs to let them know about these corrective zoning efforts and we'll

continue to engage with them.

We are always seeking ways to reduce our overall costs and minimize impact to ratepayers. Maintaining this facility as it ages is just one example of customer-conscious planning and project work. Thank you for the opportunity to appear before you today. I'm very happy to answer any questions.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Are there any questions from members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you very much again.

Is there anyone else here to testify on Bill No. 260422?

(No response.)

COUNCILWOMAN BASS: And

seeing none, Madam Clerk, please call the witnesses to testify on Bill No. 260516.

THE CLERK: Michael Gall, Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Good afternoon.

MR. GALL: Good afternoon again, Chair, members of the committee.

COUNCILWOMAN BASS: Please state your name for the record and proceed.

MR. GALL: Good afternoon, Chairmember Bass and members of the Rules Committee. My name is Michael A. Gall, Senior Legislative Planner for the Philadelphia City Planning Commission. I am here to testify on Bill No. 260516, introduced into City Council on May 14, 2026 by Councilmember Gauthier on behalf of

Council President Johnson.

Bill No. 260516 amends the Philadelphia Zoning Code by revising several sections that regulate the CMX-1 neighborhood, Commercial Mixed-Use based zoning district, to update provisions regarding uses dimensional requirements and parking. This bill is part of Mayor Parker's Housing Opportunities Made Easy or H.O.M.E. initiatives Tier 2 of zoning legislation intended to allow the infill of vacant corner commercial units with residential uses.

The action will update the CMX-1 neighborhood Commercial Mixed-Use based zoning district by amending use and dimensional standards to allow new uses, including context-sensitive commercial uses and two-family residential use by-right, with more

housing, with more unit allowances for larger properties based on their lot size.

The changes support additional infill housing units and commercial allowances and create specific dimensional standards that do not rely on those of adjacent districts. This bill is consistent with several provisions of the Philadelphia 2035 Citywide Vision Comprehensive Plan. Specifically, it helps transition non-commercially viable locations to more appropriate land uses, stabilizes and upgrades existing housing stock and helps ensure a wide mix of housing is available to residents of all income levels.

The Philadelphia City Planning Commission considered Bill No. 260516 at its public meeting on May 21, 2026 and recommended the bill for approval. I'll be happy

to answer any questions at this time.

COUNCILWOMAN BASS: Thank you for your testimony.

Any questions from members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260516 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you very much.

Madam Clerk, please call the next witnesses to testify on Bill No. 260517.

THE CLERK: Michael Gall, Senior Legislative Planner for the Philadelphia City Planning Commission.

MR. GALL: Thank you again, Chair, members of the committee. Michael Gall, Senior

Legislative Planner with the Philadelphia City Planning Commission, here to testify on Bill No. 260517, introduced into City Council on May 14, 2026 by Councilmember Gauthier on behalf of Council President Johnson.

Bill No. 260517 amends the Philadelphia Zoning Code by revising Section 14-513, entitled "/TOD, Transit-Oriented Development Overlay District," to rename it to see "/TOC, Transit-Oriented Communities Overlay District" to expand its applicability radius from 500 feet from station entrances and exits to a quarter mile, and to amend various sections to make changes to applicable use dimensional and parking standards.

This bill is part of the Transit-Oriented Communities package, part of Tier 2 of the legislative reforms, pursuant to

Mayor Parker's Housing Opportunities Made Easy initiative. The staff of the Philadelphia City Planning Commission has worked extensively with the Delaware Valley Regional Planning Commission and SEPTA staff on amendments to zoning code related to what is currently called transit-oriented development.

Part of this work has included a shift in perspective from TOD and its focus on development to the more holistic and equitable practice of promoting transit-oriented communities or TOC. The goals of TOC are to make it easier for more people to access transit, improve the experience for both riders and employees of transit operators, to create economic opportunities near stations and a better built environment and to promote

equitable housing options. The overall policy intention is to allow for more housing to be built near designated transit stations.

The Comprehensive Plan explicitly calls for the city to coordinate land-use decisions with existing and planned transit assets to increase transportation choices, decrease reliance on automobiles, increase access to jobs, goods, and services and maximize the economic, environmental and public health benefits of transit.

The Philadelphia City Planning Commission considered Bill No. 260517 at its public meeting on May 21, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILMAN O'NEILL: I have some questions on the previous bill.

COUNCILWOMAN BASS:
Thank you for your testimony.
Chair recognizes
Councilmember Brian O'Neill.
COUNCILMAN O'NEILL: I'm not going to ask questions about the transit-oriented. I'm going to ask you about the CMX-1.
MR. GALL: Absolutely.
COUNCILMAN O'NEILL: Did you contact my office to explain all the changes that are going on or --
MR. GALL: We have --
COUNCILMAN O'NEILL: -- am I exempt from this?
MR. GALL: We have --
COUNCILMAN O'NEILL:
That's all I want to know. Is my district exempt?
MR. GALL: So your district itself would not be exempt right now, but we have produced an amendment language that would push

the date of enactment to later in the fall so that -- we've already set aside time with our staff and contacted your office to be able to exempt your district specifically.

COUNCILMAN O'NEILL:

Okay. Is there any reason that -- I'd like to ask the sponsor if this bill could be held over the summer if it's not going to become effective until some time in the fall. I think you said November something?

MR. GALL: November 15 was the date.

COUNCILMAN O'NEILL:

Yeah, November 15. Is there any reason we have to rush this through? I'd rather have those discussions during the summer, not after a bill passes. If for no other reason I go to a civic association meeting and they say, you voted for this and now you've

changed your mind. There's no changing of mind here. It's just a different -- I understand why people want this, believe me. But I ask people to understand why I wouldn't want it. Okay. That's all. I have a lot of CMX-1 in my district. This is not a friendly change for me.

COUNCILWOMAN BASS: Chair recognizes Councilmember Gauthier.

COUNCILWOMAN GAUTHIER: Thank you, Madam Chair.

Thank you, colleague. I would just want to understand what that would impact from a H.O.M.E.'s perspective before agreeing to that. And I may be misunderstanding, but I also thought that and I may be wrong so someone can correct me, Councilmembers would have to affirmatively kind of remap in

order for the change to go into effect or am I misunderstanding that part?

MR. GALL: I guess I'm probably best able to answer your question. So currently CMX-1 is mapped in every district in the city. Councilmembers can change their district overlay to exempt or change the rules on top of that. But currently CMX-1, this would change the rules for CMX-1 citywide.

COUNCILWOMAN GAUTHIER: I see. I understand your concern. But even if we could recess to discuss a bit, I wouldn't want to agree to that without understanding in a comprehensive sense the ramifications.

COUNCILMAN O'NEILL: Yeah. I mean, I would like it held over the summer, if possible.

COUNCILWOMAN BASS: Why

don't we convene during our public meeting, our -- you know, our meeting after we take all of the testimony before we vote and we can make a determination at that point how we're going to proceed.

COUNCILMAN O'NEILL: I may not be here for that.

COUNCILWOMAN BASS: Okay.

COUNCILMAN O'NEILL: I'd like to get it done --

COUNCILWOMAN BASS: My intention is, well, I had some concerns and had some conversation with Planning about the 8th District and these changes by-right and -- thank you. So we'll come back to that in a moment.

COUNCILMAN O'NEILL: Okay. Thank you.

COUNCILWOMAN BASS: Thank you, Councilman.

Is there anyone else to

testify on Bill 260517?

THE CLERK: Can Ted Zellers, Miles Owen, Brennan Maragh, I have Christina Robertson, Dustin Dove, can you please approach the witness stand to speak only on 260517.

(Witnesses approached witness table.)

COUNCILWOMAN BASS: Thank you. Please state your name for the record and proceed with your testimony. We are going to ask that folks are brief because we're up against another hearing that has to convene shortly, very shortly. So if we could ask everyone to just be as brief as possible.

MR. ZELLERS: Understood. Thank you. My name is Ted Zellers. I've lived in Kensington for the last eight years, and I'm here in strong

support of the TOD-TOC bill, all of the above. Housing near transit has been a huge driver for my whole adult life. It's why I moved to Philly, because of the transit system.

When I moved here, I was able to sell my car, which was so exciting for me because it meant I was saving a lot more money. I was able to stay in more shape, better shape by transit, biking, walking altogether. And it's also -- it makes me feel good to feel like I have a managed impact on our environment because I worry about climate change a lot, as do most of my friends.

My wife shares the same values. We both live near the El, use it all the time. We're really happy with our lifestyle. And I'll be moving to West Philly soon, yeah. And we just bought a place

over there. It looks like a regular house from the outside, but inside it's actually a multi-unit. And this is really great for everybody I think, because it makes it more possible for us to have bought this place. The people living there help us out with a mortgage. And then for the people that are there, they have these small affordable apartments that are great for single people.

And the weird thing about this house though is that it's kind of illegal, so it was made a multi-unit in the 1940s. And so, it's been around for like 80 years. People have been in it, it's been great. But when I look around my neighborhood, it's like all single family, even despite being between the El and the trolley line on Baltimore Ave.

It's like, why am I the

only person who gets this awesome house. It doesn't seem fair, you know. All my friends struggle with housing affordability issues and this is such a no-brainer formula to me of how to make housing more affordable if you don't need to pay for a car and you can have this like multi-unit situation. So I just hope we can expand this opportunity to other people and not just me. Thank you.

COUNCILWOMAN BASS: Thank you for your testimony.

Please state your name for the record and proceed.

MR. OWEN: Good afternoon. Miles Owen. My name is Miles Owen. I'm a city planner, a regular user of our roads and transit systems. Division Zero Committee Co-chair for 5th Square advocacy and someone for whom the biggest factors in figuring out

where to live is accessibility to transit.

I'm here today to speak in favor of Bills 260516 through 260520, and especially 260517 to make it more robust. The math of transit is simple and unforgiving. The less people ride, the less we have in ticket sales to help fund capital projects and maintenance. This makes transit unreliable, resulting in even less people riding.

Breaking this cycle of disinvestment and decline is absolutely crucial for a functioning transit system and a functioning city. The best way to break the cycle is to make it easier for more people to ride SEPTA. This will increase ticket sales, provide more money for projects and maintenance, and that is what these bills will

accomplish.

Allowing more people to live near transit will also create other benefits. Right now if someone wants to live near transit but can't find appropriate housing, they will expand their search and move in neighborhoods farther away. This bill helps focus housing density in areas near transit, allowing more housing opportunities for people who want to live in those areas.

This isn't an academic argument for me. I don't own a car and haven't for decades. For me, this is a choice because this is how I like to live. Since I don't own a car, I don't park anywhere or cause wear-and-tear on our roads. This bill will create more housing for people like me, taking more cars off our roads and saving the city money at the same time.

More housing near transit means more people riding transit, means better transit for all, means less people driving cars, means more vibrant streets, ultimately saving the city money and giving the SEPTA the tools it needs to thrive. Thank you.

COUNCILWOMAN BASS: Thank you so much for your testimony.

Mo, please state your name for the record and proceed.

THE CLERK: Can we also have Dr. Jay Arzu, City and Regional Planning for University of Pennsylvania, Stuart Weitzman School of Design, come up; Mr. Mo Rushdy, Business Industry Association; and Katrina Connors with the American Institute of Architects, please approach the table.

(Witnesses approached

witness table.)

MR. RUSHDY: Good afternoon, Councilmembers. Good afternoon, Madam Chair. My name is Mo Rushdy, and I'm testifying today on behalf of the Building Industry Association of Philadelphia. The BIA is a trade association of small, medium, and large residential mixed-used developers working throughout Philly, along with the professionals who provide related products and services.

The BIA strongly supports Bill 260517 and urges Council to pass it before the summer recess. Expanding trans-oriented community zoning is one of the most practical, cost-effective steps this city can take to grow its housing supply. Reducing parking minimums near transit is among the most impactful reforms in this bill.

Structured parking can add hundreds of thousands of dollars to a project cost, actually 4 million. I did three of them last year. Near transit, where residents drive significantly less, those requirements make housing more expensive without adding real value, removing them allows our members to build more units at lower costs, savings that translate directly into more attainable rents and sale prices.

As of right, zoning near transit also gives developers the certainty needed to move projects forward. Predictability is a prerequisite for investment, especially in neighborhoods where margins are the tightest, creating an opportunity for a major source of naturally occurring affordable housing. More homes near transit means stronger, more walkable

commercial corridors. Active ground floor requirements in this bill will keep neighborhood retail strips occupied and vibrant.

Residents living near frequent transit drive less, reducing congestion and emissions across the city and growing the base of transit riders near SEPTA stops, supporting fair revenue that sustains the system at zero cost to the city or the state. We urge Council to pass Bill 260517 and commit to follow-up station designation bills this fall, extending to benefits to more neighborhoods and more Philadelphians. The BIA is ready to be a partner in that work. Thank you very much.

COUNCILWOMAN BASS: Thank you for your testimony.

Can we have you, sir, please state your name for the

record and proceed.

DR. ARZU: Yes. Dr. Jay Arzu. Good afternoon, Chairmember Bass, Councilmember Gauthier and members of the Rules Committee. My name is Dr. Jay Arzu, and I am proud to call Philadelphia home. I am a housing organizer with 5th Square Advocacy, and I have spent my entire career studying how cities move.

I'm here to strongly support Bill 260517. For too long, Philadelphia has treated land around our train stations like an afterthought. Surface parking lots, vacant storefronts and low-slung blocks sit on some of the most valuable transit access points in Philadelphia County. Bill 260517 begins to change that.

It expands our transit overlay from 500 feet to a quarter mile from each station. It allows

modestly more homes near the train and it adds to new buildings to put more life into ground floor uses instead of garage doors. But this is not just about zoning. It is about people. Imagine a Philadelphia where a family can live near the El, skip the cost of a second car and put that money toward rent, childcare and savings.

Picture neighborhoods filled with corridors that have shops and storefronts instead of curb cuts, where more working families can afford to live in the very places that connect them to jobs and opportunity. And here is what I want this Council to hear most clearly about this bill: More homes near transit means more riders for SEPTA. More riders means more fair revenue to sustain SEPTA, at zero cost to the city or the Commonwealth of Pennsylvania.

At a moment when we are fighting to save our transit system, this bill is one of the most powerful tools we have and it does not cost taxpayers a dime. But let me be honest with you, 13 stations is a start but not a finish. The Broad Street line, our Regional Rail, our trolleys and our busiest bus routes all deserve to be in this bill too.

Look no further than North Broad, where six fast-food chain stores sit adjacent to Broad Street subway stations, prime transit land that we're allowing drive-throughs and parking lots to occupy. This is exactly the kind of transit-oriented communities -- this is kind of the community that the transit-oriented communities bill would put back in play.

The placemakers and placeholders are already written

into the text. I urge you to fill them. Let us build a stronger, fairer and more connected Philadelphia. I urge you to support Bill 260517 and pass it before the end of the summer recess and make it bigger and bolder in the fall. And we are here to continue to work with you. We look forward to further questions. Thank you.

COUNCILWOMAN BASS: Thank you very much for your testimony.

Please state your name for the record and proceed.

MS. CONNORS: Katrina Connors. Good afternoon, Councilmember Bass and members of the Rules Committee. My name is Katrina Connors, and I'm testifying on behalf of the American Institute of Architects. Our members are architects and design professionals

working across residential, commercial, mixed-use and (inaudible) projects throughout Philadelphia.

AIA Philadelphia strongly supports the proposed ordinance amending Title 14 of The Philadelphia Code, entitled Zoning and Planning, including the updates to the Transit-Oriented Communities Overlay provisions. These reforms represent a thoughtful advancement of Philadelphia's zoning framework by helping address housing needs while supporting sustainable growth and neighborhood vitality.

AIA Philadelphia supports these reforms because they expand housing opportunities in well-connected, walkable neighborhoods, strengthen neighborhood commercial corridors as vital economic and social anchors, and leverage existing

transit infrastructure to promote more equitable access to opportunity.

If implementation proceeds, we encourage the continued evaluation of the geographic extent of TOCs throughout Philadelphia and consideration of additional TOC areas near major transportation hubs that are not currently included. Expanding opportunities for transit-oriented development can help maximize the public benefit of existing and future transit investments.

We commend city leadership for advancing forward-looking, policy-driven solutions, and welcome the opportunity to work with City Council to ensure these reforms are implemented in a manner that promotes design excellence, inclusivity and long-term benefit

to the community. Thank you for the opportunity to testify, and I respectfully urge the committee to support these zoning reforms.

COUNCILWOMAN BASS: Thank you very much for your testimony.

And please state your name for the record and proceed.

MR. DOVE: Thank you, Chair Bass and members of the Rules Committee. My name is Dustin Dove. While I am President of the Fairmount Civic Association, I do not speak on behalf of them here. I'm here to support Bills 260516, 260517, 260518, 260519 and 260520, but I want to speak specifically to Bill 260517.

If it becomes law, Bill 260517 will remove parking minimums in the transit-oriented communities overlay district and expand that district to cover more stations,

including hopefully, if amended, to include the 5th District stops on the Broad Street Line that my neighbors and I use. All these bills taken together help ensure that Philadelphians of all incomes can live in neighborhoods like mine without needing a car, and also support SEPTA ridership by allowing more homes near transit stops.

Transportation is the number two highest cost for most families in Philadelphia, and allowing more people to get to our job centers via transit is good for families and good for the city. I've walked the 0.6 miles from my home to the Fairmount Avenue stop on the Broad Street Line many times, and I can tell you that it is a reasonable distance for someone who wants to commute on the train to job centers in Center City and around the region.

Residents may be priced out of neighborhoods because we built very little in recent years, often due to restrictions that don't allow the homes we need to be built. These bills will help increase the supply of homes and ensure that anyone who wants to live in Fairmount or similar neighborhoods can do so.

The small businesses of Fairmount Avenue would also benefit from increased foot traffic if more homes were allowed nearby, which would help our small business community and increase safety and liveliness in the corridor. For future generations who desperately want to be able to afford to live in our city, for a transit system that needs the ridership and for small businesses that need the business, please support these bills. Thank you.

COUNCILWOMAN BASS: Thank you. Thank you for your testimony.

And please state your name for the record and proceed.

MR. MARAGH: Hi. My name is Brennan Maragh, and I wanted to say thank you to Chairmember Bass and the rest of the Rules Committee for allowing me to speak today. I also represent 5th Square Advocacy as the Co-Chair of the Housing Committee, and I want to also thank a few of the members who are not here, who met with some of our members concerning these bills as well.

So I'm in support of Bill 260517 as well as the accompanying Bills 260516 through 260520 for a multitude of reasons. In the interest of not repeating what others have said, you know, more homes near transit means more

riders for SEPTA, lower transportation costs for families and also the ability for more people to put down routes in the city.

Personally, I moved to Philadelphia about two years ago because I knew that it had strong transit infrastructure and the ability to get around without needing a car, which was very important to me. So even though the city has good infrastructure, we can't take it for granted. And Bill 260517 will help make sure that their investments in transit to make sure that it remains strong and powerful throughout the city.

I would urge the Council to consider the following changes: Additions to 260517 which are removing parking mandates near transit, covering more stations on more lines, increasing the coverage

radius beyond the current 1000 feet and allowing by-right multi-family housing in residential districts near transit areas.

These changes will not only allow more people to live and get around Philadelphia, but also bring much-needed financial stability to SEPTA and encourage growth across the city. And look forward to speaking with Councilmembers we haven't met yet about the benefits of TOC and incorporating them into their districts. And we encourage you to pass these bills. Thank you so much.

COUNCILWOMAN BASS:

Thank you for your testimony. I do want to acknowledge the presence of a member of the committee, Councilman Jeffrey Jay Young. Thank you for being here, Councilman.

Okay. We're going to proceed. Is there anyone else here to testify on Bill No. 260517?

(No response.)

COUNCILWOMAN BASS: And seeing -- you already testified. Okay. And seeing none, Madam Clerk, please call --

COUNCILMAN O'NEILL: Madam Chair?

COUNCILWOMAN BASS: Oh, I'm sorry.

COUNCILMAN O'NEILL: Can I be recognized?

COUNCILWOMAN BASS: Yes. Chair recognizes Councilmember Brian O'Neill.

COUNCILMAN O'NEILL: I have to leave the chamber. I may not be back before the end of the hearing. I would like to be recorded as aye on all bills and all amendments, all bills as amended. Thank you.

COUNCILWOMAN BASS:

Thank you.

Okay. Madam Clerk, please call forward the witnesses to testify on Bill No. 260518.

THE CLERK: Michael Gall, Senior Legislative Planner for the Philadelphia City Planning Commission.

(Witness approached witness table.)

MR. GALL: Good afternoon again, Chair and members of the committee. I am Michael Gall, Senior Legislative Planner for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260518, introduced into City Council on May 14, 2026 by Councilmember Gauthier on behalf of Council President Johnson.

Bill No. 260518 amends the Philadelphia Zoning Code by revising certain provisions related

to the transit improvement bonus, an existing bonus to clarify its parameters and revise the bonus structure and by making related changes, all under certain terms and conditions. This bill is part of Mayor Parker's Housing Opportunities Made Easy initiative, Tier 2 of zoning legislation, as a piece of the Transit-Oriented Communities package.

The transit improvement bonus was originally added with the new zoning code in 2013. It offers developers density bonuses in return for improvements to transit infrastructure. The current transit improvement bonus has only been used twice, both times by Comcast and Center City. This bill, crafted in close partnership with SEPTA, amends the existing transit improvement bonus in a number of ways to incentivize and

further target its intended use, to expand its applicability and to clarify roles and responsibilities.

This bill is consistent with several provisions of the Philadelphia 2035 Citywide Vision. Specifically, it calls upon the city to strengthen neighborhood centers by promoting transit-oriented development around designated transit hubs, to coordinate transit-oriented development efforts with transit providers and to invest in existing infrastructure to improve service and attract riders.

Philadelphia City Planning Commission considered Bill No. 260518 at its public meeting on May 21, 2026 and recommended the bill for approval. I'd be happy to answer any questions at this time.

COUNCILWOMAN BASS:

Thank you for your testimony.

Are there any questions from members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260518 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And seeing none, thank you for your testimony.

Madam Clerk, please call the first panel to testify on Bill No. 260519.

THE CLERK: Michael Gall, Senior Legislative Planner for the Philadelphia City Planning Commission.

COUNCILWOMAN BASS: Please state your name for the record and proceed with your testimony.

MR. GALL: Thank you, Chair. Good afternoon. I'm

Michael Gall, Senior Legislative Planner for the Philadelphia City Planning Commission. I am here to testify on Bill No. 260519, introduced into City Council on May 14, 2026 by Councilmember Gauthier, on behalf of Council President Johnson.

Bill No. 260519 amends the Philadelphia Zoning Code by revising Section 14-513, entitled "/TOD, Transit-Oriented Development Overlay District," by exempting residential and park districts from the overlay's active ground floor use requirements. This bill is part of Mayor Parker's Housing Opportunities Made Easy initiative in the Tier 2 of zoning legislation as a piece of the Transit-Oriented Communities package.

This action will exempt all residential single-family detached, residential single-family

attached, residential two-family attached, and all residential or all -- sorry, all special purpose parks and open space districts from the active ground-floor use requirement within the overlay applicability area of the TOD, Transit Oriented Development Overlay District.

Currently, residential districts near designated TOD stations are required to either provide one of the few required ground floor uses allowed within their zoning district, such as family childcare or else seek relief from this requirement via the Zoning Board. The legislation before us would exempt homeowners from this process with the policy intention of protecting the character of single-family blocks located near transit stations.

This bill is consistent

with several provisions of the Philadelphia City 2035 Citywide Vision. Specifically, it helps strengthen neighborhood centers by promoting transit-oriented development around stations, focusing TOD efforts around nodes identified by PCPC staff, and encouraging context-sensitive density at these nodes according to the guidelines in the proposed zoning code, and coordinating transit-oriented development efforts with transit providers.

The Philadelphia City Planning Commission considered Bill No. 260519 at its public meeting on May 21, 2026 and recommended the bill for approval. Happy to answer any questions this time.

COUNCILWOMAN BASS:

Thank you for your testimony.

Any questions from members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260519 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: And seeing that, thank you so much for your testimony.

Madam Clerk, please call the next panel to testify on Bill No. 260520.

THE CLERK: Michael Gall, Senior Legislative Planner for the Philadelphia City Planning Commission.

MR. GALL: Good afternoon, Chair, members of the Rules Committee. Michael Gall, Senior Legislative Planner with the Philadelphia City Planning Commission here to testify on Bill No. 260520, introduced into City Council on May 14, 2026 by

Councilmember Gauthier on behalf of Council President Johnson.

Bill No. 260520 amends Section 14-600 of the Philadelphia Zoning Code to allow transit station as a use in commercial zoning districts. This bill is part of Mayor Parker's Housing Opportunities Made Easy Plan in the initiatives Tier 2 of zoning legislation, as a piece of the Transit-Oriented Communities package.

The action proposed to allow transit station as a use by-right in all commercial zoning districts in the city. This bill is consistent with several provisions of the Philadelphia 2035 Citywide Vision. Specifically, it helps the investment in existing infrastructure to improve transit service and attract riders and coordinate land-use decisions with

existing and planned transit assets to increase transportation choices, decrease reliance on automobiles, increase access to jobs, goods and services and maximize the economic, environmental and public health benefits of transit.

The Philadelphia City Planning Commission considered Bill No. 260520 at its public meeting on May 21, 2026 and recommended the bill for approval. Happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you for your testimony.

Any questions from members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, the Clerk will please call the next panel to testify on Bill No. 260520.

THE CLERK: Jen Dougherty, SEPTA Manager of Real

Estate Planning and Development, has submitted written testimony.

COUNCILWOMAN BASS:

Written testimony, okay. So for the record, we had Jen Dougherty here, SEPTA Manager of Real Estate Planning and Development, who left written testimony on this matter. Thank you very much.

Madam Clerk, please call the next witness to testify on Bill No. 260523.

Council will be at ease for one moment.

(Council at ease.)

COUNCILWOMAN BASS:

Thank you. Council will resume. And we will please have the Clerk call the first panel to testify on Bill No. 260523.

THE CLERK: Michael Gall, Senior Legislative Planner, Philadelphia City Planning Commission.

MR. GALL: Good afternoon, Chair, members of the Rules Committee. I'm Michael Gall, Senior Legislative Planner for the Philadelphia City Planning Commission, here to testify on Bill No. 260523, introduced to City Council on May 14, 2026 by Councilmember Jones, Jr.

Bill No. 260523 amends the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roberts Avenue, Wissahickon Avenue, Hunting Park Avenue and Fox Street. The properties to be remapped were formerly the site of the Bud Company's Manufacturing Plant, a press steel fabricator that closed in the 1980s.

The zoning is proposed to be changed from I-2, Medium Industrial, to CMX-3, Commercial

Mixed-Use, to facilitate a redevelopment of parts of the industrial campus. A pair of active railroad rights-of-way crosses the site, a CSX freight line, and SEPTA's Chestnut Hill West Regional Rail Line, and the developer has expressed interest in activating a station there for the planned mixed-use development, which is also slated to include biotech research uses.

The area has seen a decline in industry going back several decades and has transitioned to a mix of commercial uses consistent with this remapping action. Philadelphia City Planning Commission will consider Bill No. 260523 at its public meeting on June 4, 2026. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS:

Thank you very much for your

testimony.

Are there any questions or comments from members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone who is here to testify on Bill No. 260523 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: Seeing none, thank you for your testimony.

Clerk, please call the first panel to testify on Bill No. 260530.

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

(Witness approached witness table.)

COUNCILWOMAN BASS: Good afternoon. Please state your name

for the record and proceed.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation of the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260530, introduced into City Council on May 14, 2026 by Councilmember Squilla. Bill No. 260530 amends the Philadelphia Zoning Code by amending 14-702 of The Philadelphia Code, entitled "Floor Area, Height and Dwelling Unit Density Bonuses," to clarify the terms of the public street enhancement bonus and to make related technical changes in the Washington Square West neighborhood, which is located within the Central Planning District.

The bill proposes correcting technical errors in Bill No. 250436, which was previously approved in May 2025. This

legislation fixes a text omission of percent signs in the bonus table. The Philadelphia City Planning Commission considered Bill No. 260530 at its public meeting on May 21, 2026 and recommended the bill for approval. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Thank you for your testimony.

Are there any questions or comments from members of the committee?

(No response.)

COUNCILWOMAN BASS: And seeing none, is there anyone else here to testify on Bill No. 260530 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: Okay. And seeing none, thank you for your testimony.

The Clerk will please

call the first panel we have to testify on Bill No. 260534.

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

COUNCILWOMAN BASS: Please state your name for the record and proceed with your testimony.

MS. BRUMBELOW BURNS: I am Paula Brumbelow Burns, Director of Legislation for the Philadelphia City Planning Commission. I'm here to testify on Bill No. 260534, introduced into City Council on May 14, 2026 by Councilmember Squilla. Bill No. 260534 amends the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Kensington Avenue, Clearfield Street, Tulip Street and Lehigh

Avenue in the Port Richmond neighborhood, which is located within the River Wards Planning District.

The bill proposes to change the zoning for three properties: 2782 Emerald Street, 2730 Frankford Avenue and 2010 Somerset Street. They are currently zoned ICM-X, Industrial Commercial Mixed-Use, I-2, Medium Industrial, and CMX-2, Commercial Mixed-Use, respectively. The new zoning designations are RSA-5, Residential Single-Family and RM-1, Residential Multi-Family.

The remapping supports the development of the parcels through the Turn the Key program by addressing zoning barriers. The sites are part of a larger development package for approximately 20 affordable homeownership units. This bill

includes an amendment to add Map A existing zoning and Map B proposed zoning to the legislation, which were not included when introduced.

The City Philadelphia Planning Commission will consider Bill No. 260534 at its next public meeting on June 4, 2026. I'll be happy to answer any questions at this time.

COUNCILWOMAN BASS: Are there any questions or comments from members of the committee for this witness?

(No response.)

COUNCILWOMAN BASS: Seeing none, is there anyone else here to testify on Bill No. 260534 whose name has not been called?

(No response.)

COUNCILWOMAN BASS: Seeing none, I want to thank you for your testimony.

And the Clerk will

please call the first panel we have to testify on Bill No. 260536.

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

COUNCILWOMAN BASS: Thank you. Please state your name for the record and proceed.

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. 260536, introduced into City Council on May 14, 2026 by Councilmember Bass for Council President Johnson.

Bill No. 250536 amends the Philadelphia Zoning Code by amending Chapter 14-500, Overlay Zoning Districts by amending the /WCS, West Chestnut Street Overlay District in the Center City West neighborhood, which is located

within the Central Planning District.

The bill proposes to amend the existing WCS West Chestnut Street Overlay District that was created by Bill No. 200348, approved May 11, 2021. The provisions of this overlay lapsed on December 31, 2024 except as to any building permit there in effect. The amendment will now have the overlay lapsing on December 31, 2028.

The Philadelphia City Planning Commission will consider Bill No. 260536 at its next public meeting on June 4, 2026. I'll be happy to answer any questions at this time. And thank you for letting me present today.

COUNCILWOMAN BASS: Thank you very much. Thank you for your testimony.

Is there anyone here --

or let me ask is there anyone on the committee who has any questions?

(No response.)

COUNCILWOMAN BASS:

Okay. Seeing none, is there anyone here who would like to testify on Bill No. 260536?

(No response.)

COUNCILWOMAN BASS:

Seeing none, thank you for your testimony.

MS. BRUMBELOW BURNS:

Thank you.

COUNCILWOMAN BASS:

Being that there are no further witnesses, we'll now proceed with taking public comment.

Is there anyone else here in chambers that wishes to testify before the committee today?

(No response.)

COUNCILWOMAN BASS: And seeing none --

COUNCILMAN SQUILLA: One more.

COUNCILWOMAN BASS: Oh, I'm sorry. I apologize. Please come forward and state your name for the record and proceed with your testimony.

(Witness approached witness table.)

MR. O'DWYER: Good afternoon, Chairperson Bass and members of City Council's Committee on Rules. My name is Garrett O'Dwyer, and I'm the Policy Director for the Philadelphia Association of Community Development Corporations or PACDC. Thank you for the opportunity to offer testimony in support of bills 260516, 260517, 260518, 260519 and 260520, which will enhance Philadelphia's efforts at building transit-oriented communities.

We thank the Parker

Administration for its leadership to incentivize new units of housing close to transit opportunities, and Councilmember Gauthier for introducing this package of legislation. PACDC is the leading voice in nonprofit community development organizations in Philadelphia. Our 60 CDC members and 90 additional associate members are responsible for addressing key affordable housing, economic development and social service needs across the city.

Our members know the value of SEPTA access for community residents and the synergies unleashed, by combining housing with nearby transit. By improving the incentives for developing housing opportunities near transit stations, we can generate both new units of housing and increase ridership on our chronically

underfunded public transit system.

The changes to the zoning code and the package of bills being considered this afternoon are sensible and relatively modest steps that will increase the benefits for building near transit and reduce the overall regulatory burden, which adds to housing price pressures across the city.

While we support these measures, we also recognize that new housing isn't necessarily affordable housing. In fact, it usually isn't. The value of having transit in close proximity is even more important to our middle- and lower-income residents. And so, we should work proactively to ensure that the benefits unleashed by this legislation don't only extend to our wealthiest residents.

In parallel to this

legislation, the city should redouble efforts to ensure that affordable housing investments are targeted towards transit-rich areas. It should also carefully consider the disposition of the city-owned vacant land that is near transit.

In rapidly gentrifying communities, we need intentional development that includes deep affordability, or else affordability could be foreclosed on for good. PACDC supports the transit-oriented communities legislative package and looks forward to working with the Parker Administration to build a more equitable Philadelphia. Thank you.

COUNCILWOMAN BASS:

Thank you very much for your testimony today.

Is there anyone else here who would like to testify and

give public comment on any of the bills that we discussed here today?

(No response.)

COUNCILWOMAN BASS:

Okay. And seeing none, we'll now go into our public meeting.

Madam Clerk, please call the roll.

THE CLERK: Chairmember Bass.

COUNCILWOMAN BASS:

Present.

THE CLERK: Vice-Chairmember Squilla.

COUNCILMAN SQUILLA:

Present.

THE CLERK: Member Gilmore Richardson.

COUNCILWOMAN GILMORE RICHARDSON: Present.

THE CLERK: Member Gauthier.

COUNCILWOMAN GAUTHIER:

Present.

THE CLERK: Member Jones.

COUNCILMAN JONES: Present.

THE CLERK: Member Thomas.

(No response.)

THE CLERK: And, Member O'Neill.

(No response.)

COUNCILWOMAN BASS: Okay. I do want to say for the record that as we're getting ready to proceed with voting on these bills that we are holding Bill No. 251030, we're also holding Bill No. 260516. As there's a number of questions from members of the committee, we'll be holding those two bills.

Chair recognizes Councilmember Squilla for a motion on the amendment to Bill No. 260239.

COUNCILMAN SQUILLA:
Thank you, Madam Chair.
I offer an amendment to Bill No. 260239. A copy of the amendment is circulated to all members of the committee. I move that the amendment to Bill No. 260239 be adopted.
(Duly seconded.)
COUNCILWOMAN BASS:
Thank you. It's been moved and properly seconded that the amendment to Bill No. 260239 be adopted.
All of those in favor of the motion will signify by saying aye.
(Aye.)
COUNCILWOMAN BASS: Is there anyone opposed?
(No response.)
COUNCILWOMAN BASS: The ayes have it. The motion carries. The amendment to Bill No. 260239

has been adopted.

Chair recognizes Councilmember Squilla for a motion on the amendment to Bill No. 260422.

COUNCILMAN SQUILLA

Thank you, Madam Chair.

I offer an amendment to Bill No. 260422. A copy of the amendment has been circulated to all members of the committee. I move that the amendment to Bill No. 260422 be adopted.

(Duly seconded.)

COUNCILWOMAN BASS:

Thank you. It's been moved and properly seconded that the amendment to Bill No. 260422 be adopted.

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

(Aye.)

COUNCILWOMAN BASS:

Anyone opposed?

(No response.)

COUNCILWOMAN BASS: The ayes have it. The motion carries. And the amendment to Bill No. 260422 has been adopted.

Chair now recognizes Councilmember Squilla for a motion on the amendment to Bill No. 260534.

COUNCILMAN SQUILLA: Thank you, Madam Chair.

I offer an amendment to Bill No. 260534. A copy of the amendment has been circulated to all members of the committee. I move that the amendment to the Bill No. 260534 be adopted.

(Duly seconded.)

COUNCILWOMAN BASS: Thank you. It's been moved and properly seconded that the amendment to Bill No. 260534 be adopted.

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

(Aye.)

COUNCILWOMAN BASS: Anyone opposed?

(No response.)

COUNCILWOMAN BASS: The ayes have it. The motion carries and the amendment to Bill No. 260534 has been adopted.

Chair now recognizes Councilmember Squilla for a motion on Bill Nos. 260165, 260211, 260239 as amended, 260241, 260381, 260422 as amended, 260517, 260518, 260519, 260520, 260523, 260530, 260534 as amended, and 260536.

COUNCILMAN SQUILLA: Thank you, Madam Chair.

I move that Bill Nos. 260165, 260211, 260239 as amended, 260241, 260381, 260422 as amended, 260517, 260518, 260519, 260520,

260523, 260530, 260534 as amended, and 260536, move the rules of Council be suspended to meet the first reading of this bill at the next session of Council.

COUNCILWOMAN GAUTHIER: Wait --

COUNCILMAN SQUILLA: Did I miss something -- move the bills be reported from the committee with a favorable recommendation and further move that the rules of Council be suspended as to permit the first reading of these bills at the next session of Council.

(Duly seconded.)

COUNCILMAN SQUILLA: Thank you.

COUNCILWOMAN BASS: It has been moved and properly seconded that the bills just read into the record be reported from this committee with a favorable recommendation, and further move

that the rules of Council be suspended to permit first reading of these bills at the next session of Council.

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

(Aye.)

COUNCILWOMAN BASS: Is there anyone opposed?

(No response.)

COUNCILWOMAN BASS: The ayes have it and the motion carries. If there's no additional remarks from the committee or our guests, this concludes the business of the Committee on Rules for today. Thank you all very much for your attendance.

(Committee on Rules concluded at 12:31 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

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$2 42:18

0

0.6 110:17

1

10 77:18

100 61:12

1000 114:1

11 136:7

12 23:1

12:31 149:21

13 105:6

14 13:2 14:16 15:4,21 18:9 33:7 81:23 85:5 107:7 116:19 120:6 123:24 127:8 130:8 132:17 135:16

14-500 18:12 135:20

14-513 15:7 16:9 85:10 120:11

14-524 13:16 74:15

14-545 11:2 20:7

14-600 16:19 124:4

14-604 12:16 29:21

14-702 17:13 130:11

15 89:14,17

16th 59:22

19 21:10 24:14 26:4

1940s 95:16

1980s 127:21

2

2 7:20 82:12 85:23 117:9 120:19 124:10

20 50:14 133:23

200348 136:7

2010 61:9 133:8

2013 117:14

2019 60:1

2021 136:7

2024 136:9

2025 130:24

2026 20:3 21:10 23:1 24:14 26:4 28:1 33:3 34:5 74:12 76:7 81:23 83:23 85:5 87:18 116:19 118:20 120:6 122:18 123:24 125:11 127:8 128:21 130:8 131:6 132:17 134:8 135:16 136:17

2028 136:13

2035 23:23 75:21 83:11 118:6 122:2 124:19

21 28:1 34:5 76:7 83:23 87:18 118:20 122:18 125:11 131:6

21st 68:6

23 33:3

250 42:18

250436 130:23

250536 135:18

251 9:23

251030 10:19 143:16

260165 11:1 19:7 20:1,5 21:9,22 147:14,22

260211 11:16 22:6,23 23:3 24:13 25:5 147:14,22

260239 12:1 25:13 26:2,6 27:24 28:15 143:24 144:4,8,13,24 147:14,22

26024 13:14

260241 12:11 28:23 29:17 30:3 32:2 147:15,23

260381 13:1 32:10 33:1,6 34:4 38:5 49:3,5 54:7 63:1 73:9 147:15,23

260422 13:15 73:15 74:10, 14 76:6 77:3 80:22 145:5, 9,13,18 146:6 147:15,23

260429 14:3

260514 14:7

260515 14:11

260516 14:15 81:3,22 82:2 83:22 84:10 97:4 109:16 112:20 138:20 143:17

260517 15:3 84:17 85:4,8 87:17 93:1,7 97:5 100:15 102:13 103:13,21 106:5 109:17,19,21 112:19 113:15,21 115:3 138:20 147:16,24

260518 15:20 109:17 116:5,18,22 118:19 119:6 138:20 147:16,24

260519 16:8 109:17 119:14 120:4,9 122:17 123:4 138:20 147:16,24

260520 16:18 97:5 109:17 112:21 123:12,23 124:3 125:10,22 138:21 147:17, 24

260523 17:3 126:12,20 127:7,10 128:20 129:8 147:17 148:1

260530 17:12 129:16 130:6,9 131:5,18 147:17 148:1

260534 17:22 132:2,15,18

134:7,18 146:10,14,18,23 147:11,17 148:1

260536 18:8 135:2,14 136:16 137:8 147:18 148:2

2730 133:8

2782 133:7

27th 64:8

28 63:10

3

30 74:12

31 136:9,13

4

4 77:18 101:4 128:21 134:8 136:17

45-day 34:7

5

5 20:3

500 50:23 85:16 103:23

52nd 49:20 50:23 51:22

5900 26:18

5th 96:22 103:8 110:2 112:12

6

60 31:8 139:9

8

8 77:18

80 95:18

8th 92:16

9

9 12:12 29:18 77:18

90 139:10

A

ability 30:17 47:22 52:9 53:15 59:7 62:5,9 113:3, 10

absolutely 9:18 88:9 97:16

academic 98:14

access 86:18 87:11 103:19 108:2 125:4 139:16

accessibility 97:1

Accessory 12:17 29:21

accompany 62:13

accompanying 61:19 112:20

accomplish 98:1

acknowledge 22:16 114:20

action 20:21 23:21 82:17 120:22 124:14 128:18

actions 33:20

activating 128:9

active 23:17 27:9,18 75:8 77:11 102:1 120:15 121:5 128:4

activity 30:6,24 31:12 54:10 55:19

actual 71:1

Adamo 28:24 29:9,12

add 47:18 101:2 134:1

added 117:13

adding 11:5 13:4 20:10 33:9 101:8

Addison 51:23

addition 78:13

additional 30:4 34:6 83:5 108:9 139:10 149:14

Additionally 30:20

Additions 113:21

address 27:4 107:14

addressing 78:11 133:20 139:11

adds 104:2 140:9

adjacent 83:8 105:14

Adjustment 75:20

adjustments 46:14

administer 21:1

Administration 33:23 139:1 141:18

adopted 144:8,14 145:1, 13,19 146:6,18,24 147:11

adult 94:4

advancement 107:12

advancing 108:18

adversity 48:1

advice 8:7

advocacy 61:2 96:23 103:9 112:12

advocating 45:21 46:16

Affairs 76:22

affected 31:1 54:11 56:6 79:22

affirmatively 90:24

afford 104:15 111:19

affordability 96:4 141:12, 13

affordable 23:14 24:10

69:18 95:11 96:7 101:22 133:23 139:12 140:15 141:3

affords 58:23

African 50:9 59:20

afternoon 9:19 19:15,19 22:12 29:6,10 32:19 38:1 49:9,12 54:5 74:5 76:16 81:8,10,16 96:18 100:3,4 103:3 106:18 116:13 119:24 123:18 127:2 129:24 138:11 140:5

afterthought 103:16

agencies 40:9

agenda 9:10

ages 46:5 80:6

agree 35:20 71:17 91:18

agreeing 90:18

agreement 31:6 50:20 53:6

agreements 52:15

agrees 53:1

ahead 48:11

AIA 107:5,17

air 47:21

alert 59:1

alive 61:9

Alliance 7:13

allowable 79:8

allowances 83:1,6

allowed 111:14 121:14

allowing 77:8 98:2,11 105:16 110:9,14 112:10 114:2

altogether 94:13

amazing 64:1

AME 11:6,10 20:10,15

amend 11:17 12:2 15:21 17:4,23 18:11 29:18 85:18 136:4

amended 110:1 115:24 147:15,16,18,22,23 148:1

amending 11:2 12:12,15 13:2,16 14:16,18 15:4,13 16:9,19 17:13 18:9 77:4 79:8 82:20 107:7 130:11 135:20,21

amendment 27:19 88:24 134:1 136:11 143:23 144:3,5,7,13,24 145:4,8, 10,12,18 146:5,9,13,15, 17,23 147:10

amendments 7:9,17 86:7 115:23

amends 20:5 23:3 26:6 33:6 74:14 82:2 85:8 116:22 117:22 120:9 124:3 127:10 130:9 132:18 135:18

American 11:6,10 20:11, 15 50:10 59:20 99:21 106:22

Aminata 54:6

analyzed 40:21

anchors 107:24

Angora 26:13

Ann 65:24

anti-graffiti 40:4

apartments 95:11

apologize 138:4

appeals 78:11

applaud 70:1

Applause 6:18 47:9 48:20 57:6

applicability 15:12 85:15

118:2 121:7

applicable 15:14 85:19

applicants 13:6 33:11 38:6

apply 20:23 33:15

applying 55:10

appreciative 37:8 69:1,3

approach 48:13 93:6 99:22

approached 19:12 29:3 32:16 49:6 73:22 93:8 99:24 116:10 129:21 138:8

appropriately 79:12

approval 21:11 24:15 28:2 35:16 76:8 83:24 87:19 118:21 122:19 125:12 131:7

approve 71:5,13

approved 130:24 136:7

approximately 133:23

April 33:3 74:12

architects 99:22 106:23, 24

area 11:8,20 12:5 13:21 17:7,15 18:2 20:13 23:7 26:10 27:21 74:20 75:10 77:5,8,12 79:17 121:7 127:14 128:13 130:12 132:22

areas 11:19 12:4 17:6 18:1 23:6 26:9 98:10,13 108:10 114:4 127:13 132:21 141:5

argument 98:15

art 36:16 39:19 41:10 43:6 51:3 53:15

artist 51:4 59:19 62:8

artists 40:12 42:19,21 45:6 53:16

arts 32:15 33:22 34:12 35:1 36:11 42:17 43:7 49:18 52:15,20 53:3 56:16 57:20 58:1,4,19 60:3 64:10

Arzu 99:15 103:2,3,6

assets 36:24 42:5 72:1 87:8 125:1

Assistant 76:19

associate 139:10

association 54:9 89:23 99:20 100:7,8 109:14 138:16

attached 26:23 121:1,2

attachment 54:9

attainable 101:12

attendance 74:1 149:19

attract 118:16 124:23

audio 61:6

augmented 61:20

Australia 43:12

authorizing 13:19 74:18

authors 40:5,8

authorship 40:13

automobiles 87:10 125:3

Ave 95:23

Avenue 11:10,21 12:6 13:22 17:8,9 18:3,5 20:14 23:8 26:11,18 45:12 70:22 74:21 110:18 111:12 127:15,16 132:23 133:1,8

aware 62:4

awareness 52:1 62:7

awesome 53:14 96:1

aye 115:22 144:17,18 145:22,23 147:3,4 149:7,8

ayes 144:23 146:4 147:9 149:13

B

back 7:8 40:3,4 52:22 56:15 92:19 105:22 115:20 128:14

background 6:1,8 7:1 8:12 9:24

Baltimore 12:6 26:10,18 95:23

Barnes 43:17

barriers 133:20

base 27:3 75:8 102:9

Baseball 70:21 71:1

based 49:16 82:6,19 83:2

basic 13:19 36:10 74:18 75:5 77:8 79:7,10

Bass 6:3,12 7:3 9:3 10:2,20 18:18,23 19:4,14,19,20 21:14,19 22:1,11 24:18,24 25:8,18 28:5,11,18 29:5,10 31:17,23 32:5,18 34:9 37:13 38:1 47:10 48:21 49:11 53:22 57:7,15 62:18 65:19 66:2 70:3 73:6,12,24 74:5 76:11,17 80:12,18,24 81:7,12,16 84:3,8,13 88:1 90:10 91:24 92:9,13,22 93:10 96:13 99:9 102:21 103:4 106:12,19 109:5,11 112:1,9 114:18 115:5,11,15 116:1 118:23 119:4,9,19 122:21 123:2,7 125:14,19 126:3,16 128:23 129:6,11,23 131:10,16,21 132:7 134:11,16,21 135:7,16 136:21 137:5,10,15,23 138:3,11 141:20 142:4,10,11 143:11 144:10,19,22 145:15,24 146:3,20 147:5,8 148:19 149:9,12

beautiful 46:4 67:5 72:7

beautifully 40:14

beauty 63:17

begins 103:21

behalf 81:24 85:6 100:6 106:22 109:15 116:20 120:7 124:1

believes 43:5

beloved 37:10 40:19 59:8 70:22

beneficial 79:15

benefit 35:10 108:15,24 111:12

benefits 87:14 98:4 102:16 114:13 125:7 140:7,21

BIA 100:8,14 102:18

biased 44:7

big 60:1

bigger 106:7

biggest 96:24

biking 94:12

bill 9:14,15,22 10:18 11:1,16 12:1,11 13:1,14,15 14:3,7,11,15 15:3,20 16:8,18 17:3,12,22 18:8 19:7 20:1,5,17 21:8,11,21 22:6,23 23:3,11 24:12,15 25:4,13 26:2,6,16 27:19,23 28:2,15,23 29:17 30:3,8,14 31:7,13 32:2,10 33:1,6,16 34:3,6,23 35:12 37:21 38:5 49:3,5 58:16,23 61:24 62:15 63:1,3,23 65:17 72:16 73:4,9,15

74:10,14 75:3 76:5,8 77:3,21 80:22 81:3,22 82:2,10 83:9,21,24 84:10, 17 85:3,8,21 87:16,19,24 89:9,21 93:1 94:1 98:9,21 100:15,24 102:3,13 103:13,20 104:19 105:3, 11,22 106:5 109:19,20 112:19 113:15 115:3 116:5,18,22 117:6,21 118:4,18,21 119:6,13 120:4,9,16 121:24 122:16,19 123:4,11,22 124:3,7,17 125:9,12,22 126:11,20 127:6,10 128:19 129:8,15 130:6,9, 21,22 131:4,7,18 132:2, 15,18 133:5,24 134:7,18 135:2,14,18 136:3,6,16 137:8 143:15,16,23 144:4,7,13,24 145:4,9,12, 18 146:5,9,14,17,23 147:10,14,21 148:4

bill's 31:9

bills 9:21 10:13,17 18:20 19:1 97:4,24 102:15 109:16 110:5 111:6,24 112:17,20 114:16 115:22, 23 138:19 140:4 142:2 143:15,20 148:9,14,21 149:3

biotech 128:12

bit 73:1 91:17

blocks 103:18 121:22

Board 75:19 121:18

bolder 106:7

bonus 16:1,2 17:18 117:1, 2,3,13,18,23 130:15 131:2

bonuses 17:16 117:15 130:13

boots 56:8

bought 94:24 95:7

boundaries 41:5

bounded 11:20 12:5 13:22 17:7 18:2 23:7 26:10 74:20 127:14 132:22

Bradley 54:23 55:3,22 56:7,13

break 97:19

breaking 50:8 51:1 97:14

breath 47:20

Brennan 93:3 112:7

Brian 88:4 115:17

Bridge 64:19

bring 63:17 114:8

bringing 63:3 65:17

brings 48:1

broad 40:5,12 105:8,13,14 110:3,19

broadly 39:11

Brother's 46:4

brought 54:17

Brumbelow 19:9,18,22 22:8,19,20 25:15,22,23 32:12,21,22 73:17 74:4,7 129:18 130:2,3 132:4,11, 12 135:4,10,11 137:13

Bud 127:18

Bug 51:24

build 41:18 46:18 47:2 51:21 67:18 69:16,18 70:20 101:10 106:2 141:18

building 12:20 30:7,13 31:3,5 50:5,16,22 51:22 52:3,9,23,24 72:4 100:6 136:10 138:22 140:7

buildings 23:16 24:10 29:24 52:16 104:2

builds 41:2

built 43:3 59:16 65:10 86:23 87:3 111:3,6

burden 140:9

Burns 19:9,18,22 22:8,19, 20 25:15,22,23 32:12,21, 22 73:17 74:4,7 129:18 130:2,3 132:4,11,12 135:4,10,11 137:13

bus 105:10

busiest 105:10

business 40:9 99:19 111:15,23 149:16

businesses 12:14 29:19 79:1 111:11,22

buyers 50:19

by-right 82:24 92:17 114:2 124:16

C

Cafe 51:17

Calhoun 54:4,6

call 19:6 22:5 25:12 28:21 32:8 73:14 81:2 84:15 103:7 115:8 116:4 119:12 123:10 125:21 126:10,19 129:14 132:1 135:1 142:7

called 21:22,23 25:6 28:16 32:3 50:8 60:17 64:13 73:10 84:11 86:9 119:7 123:5 129:9 131:19 134:19

calling 75:24

calls 23:24 87:6 118:7

Calumet 13:22 74:21

campaign 72:5

campus 128:3

capital 35:5 41:2 97:10

car 94:8 96:8 98:15,19 104:9 110:8 113:11

care 38:12

career 38:10 103:10

carefully 141:5

carries 144:23 146:4 147:9 149:14

carry 75:14

cars 98:23 99:5

cases 36:8 67:10

CDC 139:9

celebratory 39:8

Center 43:21 64:20 110:23 117:20 135:23

centers 24:2 110:15,23 118:9 122:4

central 40:13 79:5 130:19 136:1

certainty 101:16

chain 105:14

chains 50:8 51:1

Chair 34:13,16 37:12 47:15 70:6,10 73:5 81:10 84:23 88:3 90:11,14 100:4 109:11 115:10,16 116:13 119:24 123:18 127:2 143:21 144:2 145:2,7 146:7,12 147:12, 20

Chairman 19:19

Chairmember 81:16 103:3 112:9 142:9,14

Chairperson 19:20 29:10 38:1 74:5 76:17 138:11

challenges 47:24

chamber 115:19

chambers 137:20

chance 67:8

change 23:11 26:17 90:9 91:1,8,10,12 94:17 103:21 133:6

changed 90:1 127:23

changing 11:18 12:3 17:5, 24 23:5 26:8 90:2 127:12 132:20

chapter 13:5 18:12 33:9 135:20

character 121:22

characters 66:17 68:17

charge 37:6

Charter 26:21 67:17

Chestnut 18:15 45:24 128:6 135:22 136:5

childcare 104:10 121:16

choice 98:17

choices 87:9 125:2

choose 46:18

chosen 51:2,5

Christina 93:4

chronically 139:24

circulated 144:5 145:10 146:15

circumstances 30:19

cities 46:17 103:11

citizens 40:8

city 6:23 19:11,24 20:2 21:7 22:10,22,24 23:23, 24 24:8,11 25:17 26:1,3 27:22 32:14,24 33:2 34:2 35:8 36:10 38:11,14,17 39:12 40:3,17 41:17 42:7 43:4,6,21 44:1 55:6 56:15,22 58:3,6,10 60:15 63:11 64:20 73:19 74:9, 11 76:1,4 78:9 79:2 81:5, 20,23 83:20 84:20 85:2,4 86:3 87:6,15 91:8 96:19 97:18 98:24 99:6,15 100:20 102:8,12 104:23 108:17,21 110:16,23 111:20 113:5,13,18 114:10 116:8,16,19 117:20 118:8,17 119:17 120:2,5 122:2,15 123:15, 21,23 124:17 125:8 126:23 127:5,7 128:18 129:20 130:5,7 131:3 132:6,14,16 134:5 135:6, 13,15,23 136:14 138:12 139:14 140:11 141:1

city-owned 141:7

citywide 7:23 33:15 83:11 91:13 118:6 122:2 124:20

civic 26:24 40:10 41:7 78:16 89:22 109:14

clarify 16:1 17:16 117:2 118:3 130:14

class 60:21

clear 9:18 41:22

Clearfield 18:3 132:23

Clerk 9:20,22 10:16,18,22 19:2,5,8 22:4,7 25:11,14 28:21,24 32:8,11 73:13, 16 81:1,4 84:15,18 93:2 99:14 115:8 116:3,6 119:12,15 123:10,13 125:20,23 126:10,18,21 129:14,17 131:24 132:3 134:24 135:3 142:7,9,13, 17,21 143:1,5,8

climate 94:17

close 61:11 117:21 139:3 140:17

closed 127:20

CMX-1 14:19 82:5,18 88:8 90:7 91:6,11,12

CMX-2 133:12

CMX-3 127:24

Co-chair 96:22 112:12

co-creating 41:8

Cobbs 12:6,8 26:11,13

code 11:3,12 12:13,17 13:3,17 14:17 15:5,22 16:10,20 17:14 18:10 20:6,8,16,22 21:6 33:8,18 74:16 78:3 82:3 85:9 86:8 107:8 116:23 117:14 120:10 122:12 124:5 130:10,12 135:19 140:3

codes 61:6

collaboration 58:2 59:18

collaborative 58:11 60:12

collaborators 62:4

colleague 90:15

colleagues 72:17 79:20

collection 38:16

collective 39:9

combined 20:17

combining 139:18

Comcast 117:20

commend 108:17

comment 70:8 137:18 142:1

commentary 9:12 37:14 73:7

comments 34:22 47:13 129:3 131:13 134:12

commercial 11:8 14:19 16:22 20:13 23:14 82:6, 15,18,23 83:6 102:1 107:2,22 124:6,16 127:24 128:16 133:11,12

Commission 7:23 19:11, 24 21:8 22:10,22 24:12 25:17 26:1 27:13,23 32:14,24 34:3,20 73:19 74:9 76:5 81:6,21 83:21 84:21 85:3 86:4,6 87:16 116:9,17 118:18 119:18 120:3 122:16 123:16,22 125:9 126:24 127:6 128:19 129:20 130:5 131:4 132:6,14 134:6 135:6,13 136:15

commissioned 50:6

Commissioner 76:20

commit 50:20 102:14

committee 9:10 19:21 21:17 24:21 28:9 29:11 31:16,21 38:2 47:14 49:1 53:21 74:6 76:18 80:16 81:11,17 84:6,24 96:22 103:5 106:20 109:3,12 112:10,13 114:21 116:14 119:2 122:24 123:19 125:17 127:3 129:4 131:14 134:13 137:2,21 138:12 143:19 144:6 145:11 146:16 148:10,23 149:15,17,20

commonsense 36:22

Commonwealth 104:24

communicate 36:13

communication 35:17 36:18 58:17 67:11

communities 15:11 35:24 43:23 53:17 85:14,22 86:16 105:19,21 107:10 109:22 117:11 120:21 124:12 138:23 141:10,15

community 39:20 43:2 45:5,14 50:13 51:6,10,12, 13,18 52:6 53:1,15 55:8 62:3 63:15,16 65:3 66:13 69:17 70:23 71:4,12 72:23 76:21 100:18 105:20 109:1 111:16 138:16 139:7,16

commute 64:18 110:22

company 51:7

Company's 127:19

comprehensive 27:1 75:22 83:12 87:5 91:19

concept 50:24 52:1

concern 91:15

concerns 9:13 92:15

concluded 149:21

concludes 149:16

conclusion 40:24

conditions 11:14 12:23 13:10 14:1,23 15:17 16:5, 15,24 17:20 18:17 117:6

confidence 78:14

confirmed 27:13

congestion 102:7

congratulations 53:20

conjunction 60:20

connect 104:16

connected 61:18 106:3

connecting 77:13

connection 39:16

Connors 99:20 106:17,18, 21

consideration 18:21 31:14 108:9

considered 21:8 24:12 27:23 34:3 76:5 83:21 87:16 118:18 122:16 125:9 131:4 140:4

consistent 23:22 83:9 118:4 121:24 124:18 128:17

construction 57:2

contact 58:24 88:11

contacted 89:4

contained 60:12

context-sensitive 82:22 122:9

continue 8:5,10 27:17 80:1 106:9

continued 79:21 108:6

continuing 34:19

convene 92:1 93:16

conversation 46:13 53:14 64:2 65:13 92:15

conversational 69:8

conversations 7:15,20

cool 72:21

cooperative 31:6

coordinate 87:7 118:12 124:24

coordinating 122:12

Copeland 73:20 76:15,16, 19

copy 144:4 145:9 146:14

core 36:17

corner 38:19 48:8 54:22 68:21 82:14

Corporations 138:17

correct 78:7 90:22

correcting 130:22

corrective 77:17 79:24

correctively 23:16

corridor 111:17

corridors 102:1 104:12 107:22

cost 65:5 101:3 102:11 104:8,23 105:5 110:12

cost-effective 100:19

costly 78:9

costs 80:3 101:11 113:2

council 13:12 15:1,18 16:6,17 17:1 18:18 20:2, 23 21:3,5 22:24 26:3 33:2,4 37:4,9 44:21 63:4 74:11 81:23 82:1 85:5,7 100:16 102:13 104:18 108:21 113:19 116:19,21 120:5,7 123:24 124:2 126:13,15,17 127:8 130:7 132:16 135:15,17 148:3, 5,13,15 149:1,4

Council's 138:12

Councilman 6:6,10,19 7:5 8:14,18 9:1 47:17 48:15 87:22 88:5,10,15,18 89:6, 16 91:21 92:7,11,20,23 114:22,24 115:9,13,18 138:1 142:15 143:3 144:1 145:6 146:11 147:19 148:8,17

Councilmanic 20:19

Councilmember 11:15,24 12:9,24 13:11 14:2,24 15:18 16:6,16 17:1,11,21 18:6,18 20:3 22:17,18 23:1 26:4 33:3 34:13 44:20,24 47:16 48:14 63:3 70:7 74:12 77:20 81:24 85:6 88:4 90:11 103:4 106:19 115:16 116:20 120:6 124:1 127:9 130:8 132:17 135:16 139:4 143:22 145:3 146:8 147:13

Councilmembers 77:14 90:23 91:8 100:3 114:12

Councilperson 55:6

COUNCILWOMAN 6:3,12 7:3 9:3 10:2,20 18:23 19:4,14 21:14,19 22:1,11 24:18,24 25:8,18 28:5,11, 18 29:5 31:17,23 32:5,18 34:9,15 37:13 47:10 48:21 49:11 53:22 57:7, 15 62:18 65:19 66:2 70:3, 9 73:6,12,24 76:11 80:12, 18,24 81:7,12 84:3,8,13 88:1 90:10,13 91:14,24 92:9,13,22 93:10 96:13 99:9 102:21 106:12 109:5 112:1 114:18 115:5,11,15 116:1 118:23 119:4,9,19 122:21 123:2,7 125:14,19 126:3,16 128:23 129:6, 11,23 131:10,16,21 132:7 134:11,16,21 135:7 136:21 137:5,10,15,23 138:3 141:20 142:4,11, 19,23 143:11 144:10,19, 22 145:15,24 146:3,20 147:5,8 148:6,19 149:9, 12

country 38:22

County 103:20

Court 45:12

cover 35:19 109:24

coverage 113:24

covered 60:9

covering 113:23

crafted 117:21

create 33:17 35:15 52:15 62:6 83:6 86:21 98:3,21

created 39:24 47:6 60:20 136:6

creates 36:9 41:2

creating 18:14 41:9 66:14 77:5 101:20

creation 27:2

Creek 12:6,8 13:24 26:11, 13 74:23

criteria 52:22 53:2

critically 65:11 77:22
crosses 41:4 128:5
crucial 97:16
CSX 128:5
culmination 58:11
cultivated 58:19
cultural 36:24 42:5 44:12 46:21 71:24
culture 36:20
curb 104:14
current 114:1 117:17
customer-conscious 80:7
cuts 104:14
cycle 97:14,19

D

date 89:1,15
David 62:24
day 9:2 40:4 43:16,17 58:7 60:4 68:13 72:8,16
days 31:8 55:10
dealt 70:18
debate 72:13
decades 43:3 57:23 98:16 128:15
December 136:9,13
decided 66:23 70:20
decisions 87:7 124:24
decline 97:15 128:14
decommissioned 62:1
decorations 43:1
decrease 87:10 125:3
dedicated 33:18
dedication 6:22 45:18
deep 141:11
deeper 61:22
deeply 39:11
defined 75:10 77:5,6
Delaware 11:9 20:14 86:5
delays 78:10
demonstrated 46:20
density 17:16 98:10 117:15 122:10 130:13
Department 7:12 13:8 29:14 33:13 38:9 73:21 75:13 76:23 77:16
departments 36:11 40:10
depiction 50:9
depicts 50:24
Deputy 76:19
deserve 61:23 105:10
design 46:13 51:6 99:18 106:24 108:23
designated 87:4 118:11 121:11
designation 35:7 79:18 102:15
designations 11:19 12:4 17:6 18:1 23:5,12 26:8 127:12 132:20 133:14
desperately 111:18
detached 120:24
determination 92:5
develop 66:23
developer 54:13 66:7,22 71:3 72:11,24 128:8
developers 41:16 42:1 45:7,13 55:4 57:1 58:20 70:17 72:18 100:10 101:15 117:15
developing 139:20
development 15:9 16:11 23:15 31:5 35:14,18 41:23,24 44:10,12 46:21 48:5 49:15 51:15 58:18, 22 59:2 60:11 62:2 63:20 65:15 71:6,17,23 72:14 85:11 86:10,14 108:13 118:10,13 120:12 121:8 122:6,13 126:1,7 128:10 133:18,22 138:17 139:8, 13 141:11
develops 61:13 70:18
died 60:1
differently 73:1
dime 105:5
dimensional 14:21 15:15 82:8,20 83:7 85:20
diminish 42:4
directly 101:12
Director 19:9,22 22:8,20 25:15,23 29:1,13 32:12, 22 73:17 74:7 129:18 130:3 132:4,12 135:4,11 138:15
disappear 36:5 50:22 53:4
disappearance 60:6
disappearing 36:6 59:9
disappointed 9:7
disclose 30:11
disclosure 30:4
disclosures 30:16
discuss 77:15 91:17
discussed 142:2
discussing 78:19
discussions 33:24 89:20
disgrace 55:13
disinvestment 97:15

disposition 141:6
disrepair 50:17
disrespect 55:13
distance 110:21
district 8:2 11:4,5,7,9,11 13:18,19,21 14:20 15:9, 11 16:12 18:16 20:9,11, 13,16,19,20,21,23 21:3 23:10 24:7 26:15 27:3,12, 16 70:13,19 72:17,19 74:17,20 75:2,4,5,9 77:4, 11 79:9 82:7,19 85:12,14 88:20,22 89:5 90:8 91:7,9 92:17 109:23,24 110:2 120:13 121:9,15 130:20 133:4 135:23 136:2,5
districts 7:21 16:13,23 18:14 21:5 77:18 83:9 114:3,15 120:14 121:4,11 124:7,17 135:21
disturbing 41:16
diversity 24:3 39:9
Division 96:21
document 36:13
documentation 59:4 62:6
dollars 55:16 101:3
Donald 69:4
donors 68:3
Donuts 68:7
doors 104:4
double 51:2
Dougherty 125:24 126:5
Dove 93:5 109:10,12
downright 55:13
Dox 59:20
dozens 63:10
draw 35:24 43:9
drinking 75:15 77:24 78:5,8,20
drive 101:6 102:6
drive-throughs 105:17
driver 94:3
driving 45:23,24 46:6 99:4
drunks 68:20
Duck 69:4
due 111:4
duly 144:9 145:14 146:19 148:16
Dunkin' 68:7
Dustin 93:5 109:12
dwelling 12:20 17:15 29:24 30:12 31:3 130:13

E

ease 126:13,15
easement 53:6
easier 20:24 48:9 86:18 97:20
East 74:23
Easy 82:11 86:2 117:8 120:18 124:9
economic 41:23 46:20 86:22 87:12 107:23 125:5 139:12
Ed 54:23 55:3,22 56:7,13
Education 76:20
educational 26:24 27:7,18
effect 91:2 136:11
effective 31:8 89:11
effectively 77:23
effort 53:18
efforts 58:12 60:12 79:24 118:13 122:7,14 138:22 141:2
El 94:20 95:22 104:8
elegantly 55:7
eliminate 78:9
eloquently 45:1
Emerald 133:7
emissions 102:7
employed 56:16
employees 86:20
empty 66:8
enable 23:14
enacted 29:17 34:1
enactment 31:8 89:1
encourage 24:9 108:5 114:9,15
encouraging 46:12 122:9
end 59:5 62:7 72:1 106:6 115:20
energy 56:5
engage 80:1
engagement 40:15 41:4 51:9 76:21
enhance 138:21
enhanced 61:20
enhancement 17:18 130:15
enjoy 72:7
enormous 41:11
ensure 47:4 52:10 58:23 77:22 83:17 108:21 110:5 111:8 140:20 141:2
ensures 79:11
ensuring 50:21
entering 30:9
entire 61:10 68:13 103:10

entitled 11:3 12:13,17 13:3,17 14:17 15:5,8,22 16:10,20 17:14 18:10,13 20:8 29:18,21 33:8 74:16 85:10 107:8 120:11 130:12

entity 33:22

entrances 85:17

environment 86:24 94:16

environmental 87:13 125:6

envision 59:9

equitable 86:15 87:1 108:2 141:19

equitably 73:1

eradicate 42:4

erase 47:5 57:2

erected 33:21

Eric 57:14,18

Erie 11:21 23:7

errors 130:22

establish 30:4

established 27:4

estate 49:15 126:1,6

esthetic 41:7

evaluation 108:6

everyday 58:13

evidence 39:15

examining 46:13

examples 70:15

excellence 108:23

exception 75:19

excited 37:20 42:15 65:9

exciting 37:22 63:24 94:9

exclusive 21:2

excuse 13:15 18:7 77:6

exempt 88:16,20,22 89:5 91:9 120:22 121:19

exempting 16:12 120:13

existing 23:15 24:4 75:23 78:12 83:16 87:8 107:24 108:15 117:2,22 118:14 124:21 125:1 134:2 136:4

exits 85:17

expand 15:12 85:15 96:10 98:7 107:19 109:23 118:2

Expanding 100:17 108:12

expands 103:22

expensive 101:8

experience 71:9 86:19

experienced 55:21

experiences 61:21 62:12 70:12

explain 56:22 88:11

explicitly 87:6

express 9:13 77:3

expressed 55:7 128:8

extend 140:22

extending 102:16

extensively 70:19 86:5

extent 108:7

extraordinary 38:16

extremely 71:8

F

fabricator 127:20

facilitate 128:1

facilities 27:7 75:16 77:16 78:2,8 79:7

facility 27:18 78:18 79:11 80:5

fact 56:2 140:15

factors 96:24

fair 96:2 102:10 104:22

fairer 106:3

Fairmount 70:24 109:14 110:18 111:9,12

fall 89:2,12 102:15 106:8

fallen 51:4

Falls 74:24

families 60:19 68:10 104:15 110:13,16 113:2

family 26:22 49:22 60:17 95:21 104:7 121:16

farther 98:8

fast-food 105:13

favor 97:4 144:15 145:20 147:1 149:5

favorable 148:11,23

favored 53:12

FDO 13:18 74:16 75:4

featuring 51:24

feel 60:3 94:14

feet 85:16 103:23 114:1

fell 50:17

felt 50:11 68:16

fenced 54:24

fences 54:24

fighting 105:2

figures 67:3

figuring 96:24

filed 53:6

files 61:6

fill 39:12 106:1

filled 104:12

films 61:19
financial 114:8
find 47:23 48:3 50:3 56:9 68:2 98:6
finish 105:8
firm 49:15
fixes 131:1
floor 16:13 17:15 102:2 104:3 120:15 121:14 130:12
focus 63:15 86:13 98:9
focusing 122:7
folks 71:15 93:14
follow-up 102:14
foot 111:13
forbid 53:3
Force 8:9
foreclosed 141:13
form 50:2
formula 96:5
fortunate 57:19
forward 9:9 34:18 49:4 64:7 101:17 106:10 114:11 116:4 138:5 141:17
forward- 108:18
found 59:14 64:11
foundational 60:8
Fourth 13:18 74:16 75:4 77:4 79:9
Fox 17:10 127:16
framework 107:13
Frankford 133:8
freight 128:5
frequent 102:6
fresh 47:21
friendly 90:8
friends 94:18 96:3
front 11:21 23:8 41:19 59:16 67:18 70:20
Full 45:12
functioning 97:17,18
fund 97:9
funds 55:18
future 62:11 75:14 108:15 111:18

G

Gabe 51:3
gain 56:5
Gall 81:5,9,15,18 84:19, 22,24 88:9,14,17,21 89:14 91:4 116:7,12,15 119:16,23 120:1 123:14, 17,19 126:22 127:1,3
garage 104:4
garden 66:8
gardeners 66:10 67:4
gardens 65:4
Garrett 138:13
Gauthier 12:10 13:12 15:1,18 16:6,16 17:1 22:17 26:5 33:4 34:14,15 44:20 45:1 48:14 63:4 70:7,9 81:24 85:6 90:12, 13 91:14 103:4 116:20 120:6 124:1 139:4 142:22,23 148:6
gave 51:13
gay 69:13
generally 27:8
generate 39:20 139:22
generations 35:9 47:6 49:23 111:18
gentrifying 141:9
geographic 108:7
Germany 43:13
Gilmore 142:18,19
Girard 59:22
give 10:12 54:8 78:14 142:1
giving 59:6 99:7
globe 40:23
goal 31:9 36:14
goals 23:22 46:22 86:17
god 53:3 55:1,8
Golden 32:15 34:12 35:2 37:16,18,20 48:18 52:14
good 19:14,19 22:12 29:5, 9 32:18 37:24 49:8,11 54:4 65:2 67:4,19 69:10, 20 74:5 76:16 81:7,9,15 94:14 96:17 100:2,3 103:3 106:18 110:15,16 113:13 116:12 119:24 123:17 127:1 129:23 138:10 141:14
goods 87:11 125:4
Government 76:21
granted 113:14
grapevine 64:12
grateful 37:7
Graterford 60:22
great 45:16,17 46:1 48:17 69:7,11 95:4,12,19
greatest 36:24
ground 16:13 56:8 102:2 104:3 120:15 121:14
ground-floor 121:5

Group 49:14
groups 40:11 61:2
grow 100:20
growing 102:8
grows 61:14
growth 41:14 42:3 107:15 114:10
guess 72:20 91:4
guests 149:16
guidelines 122:11
gut 60:2
Gwinn 62:23,24
gym 67:18

H

H.O.M.E. 82:12
H.o.m.e.'s 90:17
half 52:13 54:15
hallway 10:9
halt 58:21
hands 70:16
hanging 68:20
happen 39:23 44:10 45:3, 23 46:11 48:5 61:4
happened 66:19 70:13
happening 48:10 51:15
happy 8:20,21 10:8,15 21:11 24:15 28:2 31:15 34:7 45:15 48:16 76:8 80:10 83:24 87:19 94:22 118:21 122:19 125:12 128:21 131:7 134:9 136:18
hardworking 68:24
harmful 23:20
health 55:23 56:1,5 87:13 125:6
hear 6:15 9:6 34:11 104:18
heard 10:24
hearing 7:7,19 9:11 10:5,7 14:5,9,13 93:15 115:21
heart 44:8
heartbeat 57:4
heartbreaking 46:9
Height 17:15 130:12
held 10:23 14:4,8,12 34:6 89:9 91:22
helped 35:3 73:3
helping 107:14
helps 83:13,17 98:9 122:3 124:21
Herbie 51:24
High 26:19
high-rise 69:18
highest 110:12
Hill 128:6
hiring 42:18
historic 7:12 8:1,9
historical 50:9 66:11 67:3
history 39:3 56:23 61:10 63:16 64:5 71:24
hits 59:13
hold 6:13 7:3,4 10:10
holding 143:15,16,19
holistic 86:14
home 54:17 59:13 103:7 110:18
homeowners 121:19
homeownership 133:24
homes 79:1 101:23 104:1, 20 110:10 111:5,7,14 112:24
honest 38:17 105:6
hope 53:20 62:15 65:17 96:10
hosting 33:21
house 66:24 95:2,14 96:2
housing 24:4,11 31:6 42:3 69:19 82:11 83:1,5,17,18 86:1 87:1,3 94:2 96:4,6 98:6,9,11,21 99:1 100:21 101:7,23 103:8 107:14,19 112:13 114:3 117:7 120:17 124:8 139:2,12, 18,21,23 140:10,14,15 141:3
hubs 108:11 118:11
huge 94:3
Humphreys 59:24
hundreds 46:5 60:13 101:2
Hunting 17:9 127:15
hurts 69:15

I

I-2 127:23 133:11
ICM-X 133:10
idea 53:8 67:7
identified 68:17 122:8
identify 69:9
identity 35:21 36:20 44:5 63:15 64:5
illegal 95:15
image 61:16
Imagine 104:6
immeasurable 35:8
immense 49:17

impact 35:7 41:11 60:18 63:13 80:4 90:17 94:15

impacted 61:7,12

impactful 50:13 100:23

imperative 50:11

implement 8:10

implementation 108:4

implemented 108:22

importance 37:10 39:18, 21

important 6:23 36:15 51:12 65:12 67:12 71:22 77:22 113:12 140:18

importantly 51:20

improve 7:21 24:2 77:24 86:19 118:15 124:22

improvement 16:1 117:1, 12,18,23

improvements 117:16

improving 139:19

inaudible 6:17 8:17,24 10:21 107:3

incarceration 60:19

incentives 139:20

incentivize 117:24 139:2

include 79:7 110:2 128:11

included 86:12 108:12 134:4

includes 27:19 78:19 134:1 141:11

including 30:17 31:1 82:22 107:9 110:1

inclusivity 108:24

income 83:19

incomes 110:6

incompatible 78:17

incorporating 114:14

increase 87:9,11 97:21 111:7,16 125:2,4 139:23 140:7

increased 31:10 111:13

increasing 113:24

incredible 34:24

incredibly 53:12

Independence 67:17

individual 77:14

industrial 23:18 24:5 127:24 128:3 133:10,12

industry 99:19 100:6 128:14

infill 82:14 83:5

informed 55:14

infrastructure 75:24 76:3 78:1,6 108:1 113:9,13 117:17 118:15 124:22

initiative 46:3 86:2 117:8 120:18

initiatives 82:12 124:10

input 6:21

inside 95:3

Inspections 13:9 29:15 33:14

inspiring 40:15

Institute 99:21 106:22

institutions 60:24

intended 27:16 75:12 82:13 118:1

intense 51:10

intention 87:2 92:14 121:21

intentional 141:10

interest 112:22 128:8

international 43:4

Interrupted 60:17

interruption 6:2,9 7:2 8:13 10:1

introduced 11:14,23 12:9, 23 13:11 14:2,24 15:17 16:5,15,24 17:10,20 18:5, 17 20:2 22:24 26:3 27:21 33:2 74:11 81:22 85:4 116:18 120:5 123:23 127:7 130:7 132:16 134:4 135:15

introducing 139:5

invest 42:6 118:14

investment 42:24 101:18 124:21

investments 44:5 108:16 113:16 141:3

invests 42:17 43:7

invited 7:8

involved 40:6 51:14

issue 61:13

issued 33:19

issues 9:13 96:4

J

Jamie 34:14

Jane 32:14 34:11 35:2 37:16,19 52:14

Japan 43:13

Jay 99:15 103:2,6 114:22

Jeffrey 114:22

Jen 125:23 126:5

job 48:17 110:15,23

jobs 87:11 104:17 125:4

Johnson 13:13 15:2,19 16:7,17 17:2 18:19 33:5

37:5 44:22 48:15 82:1 85:7 116:21 120:8 124:2 135:17

Jones 14:2 17:11 74:13 77:20 127:9 143:2,3

joy 39:13

Jr 127:9

judged 46:17

June 128:21 134:8 136:17

Juniper 69:12

justify 78:11

K

Katrina 99:20 106:17,21

Keeper 46:4

Kensington 18:3 93:23 132:23

key 50:19 68:5 133:19 139:11

kids 50:4 67:20

kind 67:11 72:20 90:24 95:15 105:18,20

King 45:11

KIPP 26:19

knew 46:8 48:10 113:8

knowing 36:6

L

L&i 29:2 31:9,13 38:9

Lancaster 45:12

land 11:20 12:5 17:7 18:2 23:6 26:9 66:21 83:15 103:14 105:16 127:13 132:21 141:7

land-use 87:7 124:24

landlords 30:9

Lane 75:10 77:7 78:22 79:4

language 88:24

lapsed 136:8

lapsing 136:12

large 100:9

larger 83:2 133:21

last- 63:21

lasted 40:18

late 36:7 59:15

Laura 73:19 76:15,18

law 7:11 109:20

lead 61:6

leader 37:8

leaders 50:10

leadership 35:3 37:5 66:13 108:18 139:1

leading 139:6

League 70:21 71:1

learn 51:11

learned 51:8,9

lease 30:10,18

leave 115:19

leaving 35:11

led 37:5 43:11,15

left 52:5,11 126:7

legacy 23:18 35:10

legislation 7:10 8:10 19:10,23 22:9,21 25:16, 24 29:1,13 30:21 32:13, 23 36:9 44:17 48:16 53:10,11,19 73:18 74:8 75:12 79:14 82:13 117:9 120:19 121:18 124:11 129:19 130:4 131:1 132:5,13 134:3 135:5,12 139:6 140:22 141:1

legislative 81:19 84:19 85:1,24 116:7,15 119:16 120:1 123:14,20 126:22 127:4 141:16

Lehigh 18:4 132:24

letting 136:20

levels 83:19

leverage 107:24

LGBTQ 69:14,19

liaisons 62:3

libraries 65:4

licensed 12:21 30:1,13

licensees 30:22

Licenses 13:9 29:14 33:14

life 29:2,15 41:10 59:5,19 62:8 65:7 94:4 104:3

lifestyle 94:22

limited 12:21 30:1,5,14,21 31:12

lines 65:3 113:24

links 40:1

Lippincott 11:22 23:8

liquor 68:21

list 27:14

listen 9:4,5 10:3

literally 60:13

live 41:12 42:6 94:20 97:1 98:3,5,12,18 104:8,15 110:7 111:9,19 114:6

lived 65:6 93:22

liveliness 111:17

lives 39:12

living 95:8 102:5

located 11:20 12:5 17:7 18:2 23:6,9 26:9,14,21

75:1 121:23 127:13 130:18 132:21 133:2 135:24

location 56:9 59:12

locations 83:14

lodging 12:21 30:1,6,14, 22 31:12

logical 45:2

long 37:24 46:1 58:14 72:12 103:13

long- 78:4

long-term 108:24

longstanding 60:23

lose 44:2,3,4,8 65:5

lost 63:20 65:14 66:5 67:1,6,16

lot 7:16 8:3 55:18 66:9,19, 23 67:21 69:15 72:13 83:3 90:7 94:10,17

lots 103:17 105:17

love 40:12 47:22 51:4,24 53:19

loved 45:19 47:7

low-slung 103:18

lower 75:1 101:11 113:1

lower-income 140:19

Lozada 11:15,24 20:4 23:2

Ludlow 68:8

Luther 45:11

lyrical 39:7

M

Madam 25:11 32:8 34:16 37:12 70:10 73:5,13 81:1 84:15 90:14 100:4 115:7, 10 116:3 119:12 123:10 126:10 142:7 144:2 145:7 146:12 147:20

made 7:16 30:16 45:13 46:15 62:4 82:11 86:2 95:16 117:8 120:18 124:9

magical 44:1

maintain 77:23

maintained 79:12

Maintaining 80:5

maintenance 27:6 97:10, 23

major 101:21 108:10

make 9:17 15:14 17:18 20:22 38:11 42:5 61:3 85:19 86:17 92:5 96:6 97:6,19 101:7 106:7 113:15,17 130:16

makes 40:16 43:24 94:14 95:5 97:11

making 11:12 16:3 117:4

Malcolm 49:21

man 59:23

managed 94:15

Manager 125:24 126:6

mandates 113:22

manner 108:22

Manufacturing 127:19

Map 134:1,2

mapped 91:7

maps 11:18 12:3 17:5,24 23:4 26:7 27:20 127:11 132:19

Maragh 93:4 112:6,7

March 20:3 21:10 23:1 24:14 26:4

margins 101:20

Mark 47:16

Market 68:6,7,22

Martin 45:10

math 97:6

matter 126:8

maximize 87:12 108:14 125:5

Mayor 82:10 86:1 117:7 120:17 124:8

means 65:1 99:2,3,4,5 101:24 104:20,22 112:24

meant 64:15,16,17 94:9

measure 39:21

measures 140:13

Medical 27:1

medium 100:9 127:23 133:11

meet 8:20,21,22 148:3

meeting 21:9 24:13 27:24 34:4 76:6 83:22 87:17 89:23 92:2,3 118:19 122:17 125:10 128:20 131:5 134:8 136:17 142:6

member 114:21 142:17,21 143:1,5,8

members 18:24 19:20 29:11 38:2 47:14 74:6 76:17 80:16 81:10,17 84:6,23 101:10 103:5 106:19,23 109:11 112:15, 16 116:13 119:2 122:24 123:18 125:17 127:2 129:3 131:13 134:13 138:12 139:9,10,15 143:18 144:6 145:11 146:16

memories 64:4

memory 43:2

men 46:5

mental 55:23 56:1,5

mercy 71:10,20

met 112:15 114:12

Michael 81:4,18 84:18,24 116:6,14 119:15 120:1 123:13,19 126:21 127:3

middle- 140:18

mile 85:18 103:24

miles 93:3 96:18,19 110:17

million 42:18 101:4

millions 55:16

mind 90:1,2

mine 110:7

minimize 80:4

minimums 100:22 109:21

minute 10:10,11 52:11

minute-through-the-grapevine 63:22

missing 39:16

misunderstanding 90:20 91:2

mix 83:18 128:16

Mixed 14:20

mixed-use 82:6,19 107:2 128:1,10 133:11,13

mixed-used 100:10

Mo 99:12,18 100:5

modernizing 75:23

modest 36:21 140:6

modestly 104:1

moment 10:12 92:19 105:1 126:14

moments 39:14

momentum 59:8

money 69:20 94:10 97:22 98:24 99:6 104:9

mortgage 95:9

Mosaic 57:20

motion 143:22 144:16,23 145:3,21 146:4,8 147:2,9, 13 149:6,13

Motivation 26:19

move 9:9 52:24 67:20 98:8 101:16 103:11 144:6 145:12 146:17 147:21 148:2,9,12,24

moved 42:13 94:4,7 113:6 144:11 145:16 146:21 148:20

movement 40:16

moves 78:21

moving 94:23

much-needed 114:8

multi-family 114:2 133:16

multi-unit 95:3,16 96:9

multifamily 30:6

multifold 51:8

multitude 58:12 112:21

municipal 75:15

mural 32:15 33:22 34:12 35:1,5,19 36:11 38:24 40:16 41:18 42:11,17 43:18,19 45:11,14 46:2 48:7 49:18 50:1,7,21,24 51:23 52:4,10,12,15,19, 20,21 53:3,5 54:12,23 55:3,11,22 56:7,10,13,16 58:1,9,10,18 59:9,17 60:3,6,21 63:9 64:9,10,16 66:5,10,17 68:2,4,9,18 69:12,14 70:21 71:8,15 72:7

mural-making 41:1

muralist 57:20

murals 13:7 33:12,21 35:20 36:4 37:10 38:8,11, 18 39:10 40:1,21 42:14, 24 44:1,19 46:24 52:17 54:10 55:21,24 56:4,14, 18,23 57:3 58:6 61:15 63:8,11,13,19 65:1 66:6

mutually 79:15

N

named 59:23

naturally 101:22

NCA 11:7 20:12

nearby 111:14 139:19

necessarily 140:14

needed 101:16

needing 75:17 110:8 113:11

Negro 70:21 71:1

neighborhood 11:8 20:12 24:2 26:14 64:17 66:21 74:24 82:5,18 95:20 102:3 107:16,22 118:8 122:4 130:18 133:2 135:24

neighborhoods 23:19 35:23 36:21 43:22 78:18 98:8 101:19 102:17 104:11 107:21 110:7 111:2,10

neighbors 54:19 66:7,9 67:4 110:4

no-brainer 96:5

nodes 122:7,10

nominations 7:24

non-commercially 83:14

nonprofit 139:7

North 11:9 20:14 23:10,13 24:7 105:13

Northrup 65:24 66:1,4
Northwest 75:1
Nos 147:14,21
note 70:14 72:2
notice 12:18 13:6 29:23 33:11 36:10 38:7
notices 33:19
notification 30:23
November 89:12,14,17
number 23:12 37:22 55:17 110:12 117:24 143:17
numbers 55:17

O

O'DWYER 138:10,14
O'NEILL 22:18 87:22 88:4,5,10,15,18 89:6,16 91:21 92:7,11,20 115:9, 13,17,18 143:9
Obama's 46:3
obsolete 76:2
occupied 102:4
occupy 105:18
occurring 101:22
offer 34:22 138:19 144:3 145:8 146:13
offers 117:14
office 72:6 88:11 89:4
Okdeh 57:13,14,17,18
omission 131:1
ongoing 33:23
online 62:12
open 75:8 77:10 121:4
opening 18:24
operate 34:1
operations 79:5
operator 30:22
operators 86:21
opportunities 41:3 82:11 86:2,22 98:11 107:19 108:12 117:8 120:18 124:9 139:3,21
opportunity 9:12,16 36:12 44:15 48:2,3 51:11 69:8 76:24 80:9 96:11 101:21 104:17 108:3,20 109:2 138:18
oppose 31:13
opposed 144:20 146:1 147:6 149:10
opposing 46:22
options 87:1
order 6:5,11 10:3 50:3 91:1
ordinance 11:2,17 12:2, 12 13:2,16 14:16 15:4,21 16:9,19 17:4,13,23 18:7,8 107:7
organization 58:5
organizations 60:14 139:8
organizer 103:8
oriented 15:10 100:18 118:10 121:8
originally 117:13
overlay 11:4,6,9,11 13:18 15:9,11 16:12 18:13,15 20:9,11,13,15,21 74:17 75:4 77:5 79:9 85:12,14 91:9 103:23 107:11 109:23 120:13 121:6,9 135:20,22 136:5,8,12
overlay's 120:15
overlays 20:18 21:2,4
override 35:14
Owen 93:3 96:17,18,19
owned 49:22 66:19
owner 52:3,17
owners 12:19 29:23 31:2, 4,11 40:9 50:6

P

p.m. 149:21
PACDC 138:17 139:6 141:14
package 85:23 117:11 120:21 124:13 133:22 139:5 140:3 141:16
painful 70:12,15 71:9
paint 44:2 55:17 61:22 69:4
painted 63:10 64:9 66:18
painter 63:9 66:5
painting 68:14
pair 128:3
panel 19:6 22:5 28:22 119:13 123:11 125:21 126:19 129:15 132:1 135:1
parallel 140:24
parameters 16:2 117:3
parcels 77:15 133:18
parents 67:3
park 17:9 49:21 70:24 98:19 120:14 127:16
Parker 138:24 141:17
Parker's 82:10 86:1 117:7 120:17 124:8
parking 14:22 15:15 82:9 85:20 100:22 101:1

103:16 105:17 109:21 113:22

parks 65:4 75:8 77:10 79:16 121:4

Parkside 70:22

Parkway 12:7 26:11

part 7:14 35:20 71:21 82:10 85:21,23 86:11 91:3 117:6 120:17 124:8 133:21

participants 42:22

participation 39:15

parties 31:1

partner 49:14,18 59:22 102:19

partners 79:15

partnership 37:2 52:19 72:3 79:21 117:21

partnerships 41:24

parts 128:2

party 50:1

pass 100:16 102:13 106:5 114:16

Passage 77:21

passes 53:20 65:18 89:21

Paula 19:8,21 22:7,20 25:14,23 32:11,19,22 34:17 73:16 74:7 129:17 130:3 132:3,12 135:3,11

pay 48:7 52:24 68:3 96:7

PCPC 122:8

penalized 71:16

penalty 30:18

Pennsylvania 60:24 99:17 104:24

people 6:7 8:4 35:22 38:20,21 40:22 41:12 42:5,8,10 43:10 56:20 60:14 61:7,12 64:13 68:14,23 69:1,2,9,19 86:18 90:4,5 95:7,9,12,18 96:11 97:8,12,20 98:2,12, 22 99:2,4 104:6 110:14 113:4 114:6

percent 131:2

period 58:14

permit 13:5 33:10 38:6 136:10 148:13 149:2

permits 33:19

permitted 75:6

person 42:11 71:11 73:14 96:1

personal 39:6 54:8

Personally 113:6

perspective 86:12 90:18

Philadelphia 11:3,17 12:2,13,16 13:3,17 14:17 15:5,22 16:10,20 17:4,14, 23 18:10 19:10,23 20:6,7 21:7 22:9,21 23:4,13,23 24:11 25:16,24 26:7,20 27:12,22 32:13,23 33:7 34:2 35:1,4 41:12 42:2,7, 13 46:19 47:3,5 49:16 54:15 57:4,21 59:21 61:3 63:9,18 65:7,8 73:18,20 74:8,15 75:13,21 76:4,22 79:16 81:5,20 82:3 83:11, 20 84:20 85:2,9 86:3 87:15 100:7 103:7,14,20 104:7 106:4 107:4,5,8,17 108:8 110:13 113:7 114:7 116:8,16,23 118:6,17 119:17 120:2,10 122:2,15 123:15,21 124:4,19 125:8 126:23 127:5,11 128:18 129:19 130:4,10,11 131:3 132:5,13,19 134:5 135:5, 12,19 136:14 138:15 139:9 141:19

Philadelphia's 35:21 36:23 107:13 138:22

Philadelphians 35:9 58:14 102:18 110:6

Philly 94:5,23 100:11

photograph 68:2

physically 55:19

Picture 104:11

piece 44:8 51:3 52:5 55:23 117:10 120:20 124:11

place 66:14 69:9 94:24 95:7

placeholders 105:24

placemakers 105:23

places 104:16

plan 24:7 27:1 31:5 59:4 62:10 75:14,17,22 83:12 87:5 124:9

planned 87:8 125:1 128:10

planner 81:19 84:19 85:1 96:19 116:7,15 119:16 120:2 123:14,20 126:22 127:4

planning 7:22 13:4 14:18 15:6,23 18:11 19:11,24 21:8 22:10,22 23:10 24:12 25:17 26:1,15 27:23 32:14,24 33:9 34:3, 20 67:10 73:19 74:9 75:2 76:5 80:7 81:5,20 83:21 84:20 85:2 86:4,6 87:16 92:16 99:16 107:9 116:8, 16 118:18 119:17 120:3 122:16 123:15,21 125:9 126:1,7,23 127:5 128:18 129:20 130:5,19 131:4 132:6,14 133:3 134:6 135:6,13 136:1,15

Plant 78:23 79:4 127:19

planted 66:8
play 105:22
played 71:2
playgrounds 23:17
pleasure 49:17
point 7:11 9:8 92:5
pointing 54:22
points 103:19
policy 87:2 121:20 138:14
policy-driven 108:19
Port 133:1
position 56:17
positive 70:14 72:2
possibilities 59:10
potential 61:14
power 51:13
powerful 105:4 113:18
PP&R 79:20
practical 100:19
practice 86:15
predate 78:3
predates 27:2
Predictability 101:17
preforeclosure 50:18
Preparatory 26:20
prerequisite 101:18
presence 13:7 22:16 33:12 38:7 114:20
present 136:20 142:12,16, 20,24 143:4
presented 7:18
preservation 7:12 27:6 33:18 38:13 44:13
preservationists 7:13
preserve 36:15 45:8 64:24
preserved 64:6
President 13:12 15:1,19 16:7,17 17:2 18:19 33:4 37:4 44:21 46:3 82:1 85:7 109:13 116:21 120:7 124:2 135:17
press 127:20
pressures 140:10
pretty 35:13
previous 87:23
previously 55:4 130:23
price 140:10
priced 111:1
prices 66:20 101:13
Pride 69:14
prime 105:15
principal 49:14
printmaker 59:21
prior 55:14
Prison 60:22 61:1
prisons 40:10
private 41:6
proactive 7:24 48:12
proactively 140:20
proceed 19:16 22:14 25:21 29:7 32:20 37:17 54:2 57:16 62:22 65:23 66:3 74:3 76:14 81:14 92:6 93:12 96:16 99:13 103:1 106:16 109:9 112:5 115:2 119:21 130:1 132:9 135:9 137:17 138:6 143:14
proceeding 67:22
proceeds 108:5
process 35:16 36:10 40:15 41:1,8 65:12 121:20
produced 88:23
products 100:13
professionals 100:12 106:24
Professions 12:15 29:20
profound 55:20
program 34:12 58:2 133:19
programming 59:4 62:6
programs 42:23
Progress 69:15
project 46:6 58:24 59:23 60:16,18 61:4,8,11 80:8 101:3
project's 59:5 62:8
projects 49:19 59:15 60:9, 10 61:21 62:13 97:10,23 101:16 107:3
promote 24:1 86:24 108:1
promotes 108:23
promoting 86:15 118:9 122:5
properly 144:12 145:17 146:22 148:20
properties 8:1 23:13 27:9, 15 33:20 83:2 127:17 133:7
property 12:22 13:8 26:17 27:14 30:2 31:2,11 33:13 35:15 38:8 49:20,22 50:7, 15 51:16 52:7 53:8 79:11
property's 27:17
proposal 35:18
proposed 107:6 122:11 124:14 127:22 134:2
proposes 23:11 26:16

33:16 130:21 133:5 136:3

protect 44:18 69:24

protecting 36:19 121:21

proud 35:6 103:7

provide 12:18 13:6 29:16, 22 30:23 33:11 38:7 48:6 97:22 100:12 121:13

providers 118:14 122:14

provisions 11:5 14:19 15:7,24 18:12 20:10,22 82:7 83:10 107:11 116:24 118:5 122:1 124:19 136:8

proximity 140:17

public 17:17 21:9 24:13 27:7,9,24 34:4 39:13,15, 19 40:9 41:6,10 43:5 53:14 65:2 76:6 83:22 87:13,17 92:1 108:14 118:19 122:17 125:6,10 128:20 130:14 131:5 134:7 136:16 137:18 140:1 142:1,6

pump 77:7 78:20 79:2

Pumping 75:11

punch 60:2

purchase 50:20

purchased 49:19

purpose 26:24 75:7 77:10 121:3

pursuant 85:24

pursue 64:23

push 88:24

put 51:23 52:22 53:10 104:2,9 105:22 113:4

PWD 77:23 79:5

Q

QOL 31:9,13

QR 61:5

quality 24:3 29:2,15

quarter 85:17 103:23

Queen 75:10 77:7 78:22 79:4

question 44:9 91:6

questions 21:12,16 24:16, 21 28:3,7 31:15,20 34:8 49:1 76:9 80:11,15 84:1,5 87:20,23 88:6 106:10 118:22 119:1 122:20,23 125:13,16 128:22 129:2 131:8,12 134:9,12 136:18 137:3 143:18

R

radius 15:12 85:15 114:1

Rail 105:9 128:7

railroad 12:7 26:12 128:4

ramifications 91:20

range 39:5 40:5

rapidly 141:9

ratepayers 80:4

Raw 75:10 77:7

RCOS 79:23

reached 79:22

reactionary 48:12

read 9:20 10:16 148:21

reading 148:4,14 149:2

ready 102:18 143:13

real 49:15 65:5,13 71:24 101:8 125:24 126:6

realignment 27:15

reality 61:20

realized 52:4

reason 89:7,18,22

reasonable 110:21

reasons 112:21

recent 111:3

recently 64:8

recess 91:16 100:17 106:6

recognize 34:24 37:15 57:24 140:13

recognized 115:14

recognizes 34:13 36:22 37:9 47:15 70:6 88:3 90:11 115:16 143:21 145:2 146:7 147:12

recommendation 148:11, 24

recommendations 8:8 27:5

recommended 21:10 24:14 27:8 28:1 34:5 76:7 83:23 87:18 118:20 122:18 125:11 131:6

recommends 24:8 75:22

reconnect 62:9

record 19:16 22:13 25:20 29:7 32:20 54:2 57:11 62:22 65:22 66:12 74:3 76:14 81:14 93:12 96:16 99:13 103:1 106:16 109:9 112:5 119:21 126:5 130:1 132:9 135:9 138:6 143:13 148:22

recorded 115:22

recreate 59:10

Recreation 79:17

redeveloped 78:16

redevelopment 128:2

redouble 141:2

reduce 80:3 140:8

reducing 100:21 102:7
reentry 61:2
reflect 27:20 35:23 39:14, 20 78:4
reforms 85:24 100:23 107:11,18 108:22 109:4
region 110:24
Regional 12:7 26:12 86:6 99:16 105:9 128:7
regular 95:2 96:20
regulate 82:5
Regulation 12:14 29:19
Regulations 16:21
regulatory 140:9
rehabilitated 79:13
rehabilitation 24:9
reimagine 59:11
related 11:12 16:3 17:18 27:5 75:16 86:8 100:13 116:24 117:4 130:16
relating 15:24
relationships 44:4 58:19
reliance 87:10 125:3
relief 121:17
rely 83:8
remain 21:5 78:15
remains 40:19 113:17
remap 90:24
remapped 127:17
remapping 128:17 133:17
remarks 19:1 149:15
remedies 30:15
remedy 64:23
remember 45:17 46:16
remiss 37:3
removal 56:7,12
remove 21:1 23:18 35:18 109:21
removed 54:12 55:3
removing 11:10 20:14 101:9 113:22
rename 15:10 85:12
renewing 30:10
rent 104:10
rents 101:12
repairing 75:23
repeatedly 40:24 42:8
repeating 112:22
replace 36:15 56:9 69:23 76:2
replacement 68:4
reported 148:10,22
reposition 24:4
repositories 43:2
represent 39:2 68:12 107:12 112:11
Representatives 27:11
reputation 43:4
request 10:23 14:4,8,12
requested 66:9
require 13:5 30:9,21 33:10 77:16
required 30:16 121:12,13
requirement 121:6,17
requirements 14:22 16:14 30:5 82:9 101:7 102:2 120:16
requires 30:15 35:17 38:5
research 128:12
researched 40:22
residential 23:15,19 26:22 30:7 82:15,24 100:10 107:1 114:3 120:14,23,24 121:1,2,10 133:15,16
residents 12:19 29:23 31:2,11 58:3 78:14 83:19 101:6 102:5 111:1 139:17 140:19,23
resilient 40:17
respected 47:7
respectfully 109:3
response 19:3 21:18,24 24:23 25:7 28:10,17 31:22 32:4 73:11 80:17, 23 84:7,12 115:4 119:3,8 123:1,6 125:18 129:5,10 131:15,20 134:15,20 137:4,9,22 142:3 143:7, 10 144:21 146:2 147:7 149:11
responsibilities 118:3
responsible 52:18 139:11
rest 9:9 52:16 112:9
restaurant 51:16,19
restore 65:15
restricted 75:9
restrictions 111:4
resulting 97:12
resume 126:17
retail 102:3
retain 79:17
return 117:16
returned 54:14
revenue 102:10 104:22
review 34:7
revise 16:2 117:3
revising 15:6,23 82:4 85:10 116:24 120:11

Revitalization 75:17
rezone 23:16
Richardson 142:18,20
Richmond 133:1
richness 43:24
ride 97:8,20
riders 86:20 102:9 104:21 113:1 118:16 124:23
ridership 110:9 111:21 139:24
Ridge 13:22 74:21
riding 97:13 99:2
Right-of- 26:12
Right-of-way 12:8
rights 35:15
rights-of-way 128:4
risk 36:5
River 13:23 74:22 78:22 133:3
RM-1 133:15
roads 96:20 98:20,23
Roberts 17:8 127:14
Robertson 93:4
robust 97:6
roles 118:3
roll 142:8
routes 105:10 113:4
RSA-5 26:22 133:14
rubble 46:7
rules 9:10 19:21 29:11 38:2 74:6 76:18 81:17 91:10,12 103:5 106:20 109:11 112:10 123:19 127:3 138:13 148:2,12 149:1,17,20
running 54:19
rush 89:18
Rushdy 99:19 100:2,5
Ryan 49:10 72:2,10

S

sad 41:16 45:15 64:20
sadly 59:24
safety 111:16
sale 52:6 101:13
sales 97:9,22
salute 67:14
Sandra 54:6
Sarah 28:24 29:12
save 67:9 71:7,14 105:2
saving 94:10 98:23 99:6
savings 101:11 104:10
scalpel 55:10
scannable 61:5
School 26:19,21 27:12 67:17 99:18
schools 23:17 27:10 79:1
Schuylkill 13:23 74:22 78:21
SCI 60:21
search 98:7
secondary 51:23
seconded 144:9,12 145:14,17 146:19,22 148:16,21
section 11:2 12:16 13:16 15:7 16:9,19 17:13 20:7 29:20 33:17 74:15 85:10 120:11 124:4
sections 15:13 82:4 85:18
seek 75:18 121:16
seeking 78:10 80:2
sell 94:8
Senior 81:18 84:19,24 116:7,15 119:16 120:1 123:14,20 126:22 127:4
sense 91:19
Septa 12:7 26:12 86:7 97:21 99:7 102:9 104:21, 23 110:9 113:1 114:9 117:22 125:24 126:6 139:16
SEPTA's 128:6
serve 55:24
service 6:22 118:15 124:23 139:13
services 75:6 77:8 79:10 87:12 100:13 125:5
session 148:5,15 149:3
set 7:17 52:21 53:2 89:3
sets 58:4
SEV 11:4 20:8,20
Seventh 11:4 20:8,19,20 21:3
shame 6:24
shape 50:2 94:11,12
share 7:9 63:19 70:11
shared 21:4
shares 94:19
sharing 61:7
shift 86:12
shops 104:13
shortly 93:16,17
shows 39:19
side 67:21
side-by-side 44:13
sides 71:12

significantly 101:6

signify 144:16 145:21 147:2 149:6

signs 131:2

similar 111:9

simple 35:13 97:7

simply 35:16

simultaneously 50:5

single 26:22 33:21 72:8 95:12,21

single-family 120:23,24 121:22 133:15

sir 57:11 102:23

sit 44:13 56:4 103:18 105:14

sit-down 51:19

site 78:5 127:18 128:5

sites 24:5 78:15 133:21

sitting 72:14

situation 59:2 62:5 96:9

size 51:2 83:3

skip 104:8

slated 128:11

small 95:11 100:9 111:11, 15,22

social 41:2,7 107:23 139:13

Society 61:1

sold 52:2,11

solutions 46:14 47:23 108:19

somber 39:8

Somerset 133:9

sort 69:7,24

soul 44:9 57:3

source 79:3 101:21

South 49:20 50:23 64:9, 19

SP-CIV 26:23 27:2

SP-PO- 13:20

SP-PO-A 74:19 75:7 77:9 79:6,18

space 45:13 48:6 75:8 77:11 121:4

spaces 39:13

Spain 54:16

Spak 49:8,10,13,14 72:2

speak 10:8,9 39:11 54:11 60:10 93:6 97:3 109:15, 18 112:11

speaker 6:16 8:16,23 54:1

speaking 114:11

special 26:23 75:7,18 77:10 121:3

specific 13:5 33:10 38:6 83:7

specifically 30:8 83:12 89:5 109:18 118:7 122:3 124:20

spent 55:9 77:13 103:9

sponsor 10:24 14:4,9,12 89:8

Spruce 69:12

Square 96:22 103:9 112:12 130:17

Squilla 6:6,10,19 7:5 8:14, 18 9:1 17:21 18:6 47:16, 17 130:8 132:17 138:1 142:14,15 143:22 144:1 145:3,6 146:8,11 147:13, 19 148:8,17

stability 114:9

stabilizes 83:16

staff 44:21,22 86:3,7 89:3 122:8

stakeholders 58:13 59:1 62:2,10

stand 93:6

standards 15:15 82:21 83:7 85:20

standing 41:22

start 53:13 105:7

startling 41:20

state 19:15 22:13 25:20 29:6 32:19 54:1 57:10,16 62:21 65:21 74:2 76:13 81:13 93:11 96:15 99:12 102:12,24 106:15 109:8 112:4 119:20 129:24 132:8 135:8 138:5

stated 19:2

station 16:22 75:11 77:7 78:20 79:3 85:16 102:14 103:24 124:6,15 128:9

stations 86:23 87:4 103:15 105:7,15 109:24 113:23 121:12,23 122:6 139:22

stay 94:11

stayed 52:10

steel 127:20

step 10:14 36:22

steps 100:20 140:6

stewarded 64:6

stewards 52:8

stewardship 36:19 46:22

sting 60:7

stock 83:17

stop 10:4,6 35:13 110:18

stopped 42:9

stopping 58:17
stops 102:10 110:2,10
store 68:22
storefronts 103:17 104:13
stores 105:14
stories 35:22 39:4 44:3 53:16 58:8 61:8
story 46:24 50:6
storytelling 61:14
strategically 76:1
strategize 62:10 64:3
street 11:6,11,21,22,23 13:23 17:10,17 18:4,15 20:11,15 23:8,9 38:19 42:10 45:24 48:8 49:20 50:23 51:22 64:19 68:6, 22 74:21 105:8,15 110:3, 19 127:16 130:15 132:24 133:7,9 135:22 136:5
streets 99:5
strengthen 46:23 107:21 118:8 122:4
strikes 48:1
stringent 53:9
strips 102:4
strong 24:1 93:24 113:8, 17
stronger 101:24 106:2
strongly 100:14 103:12 107:6
structure 16:3 117:4
Structured 101:1
Structures 12:18 29:22
struggle 96:3
struggles 39:3
Stuart 99:17
students 40:11
studying 103:10
stunned 38:23
style 39:9
submitted 44:18 126:2
subway 105:15
suicide 52:1
suitcases 54:18
summer 7:7 89:9,20 91:23 100:17 106:6
supply 100:21 111:7
support 9:14,15 48:17 53:16 54:7 77:3,20 83:4 94:1 103:13 106:5 109:4, 16 110:9 111:23 112:18 138:19 140:12
supporting 102:10 107:15
supports 31:9 100:15 107:6,18 133:17 141:14
Surface 103:16
surveys 7:23
suspended 148:3,13 149:2
sustain 104:22
sustainable 107:15
sustains 102:11
synergies 139:17
system 94:6 97:17 102:11 105:3 111:20 140:1
systematically 76:2
systems 13:20 74:18 96:21

T

ta-dah 45:16
table 19:13 29:4 32:17
49:7 73:23 93:9 99:23 100:1 116:11 129:22 131:3 138:9
tagged 50:15
tagging 50:4
taking 98:22 137:18
talk 10:15 45:4,5,6 65:13 68:15 69:22
tandem 58:20
target 118:1
targeted 141:4
Task 8:9
taught 60:21
taxpayers 105:5
teaching 50:12
team 34:20 35:1 52:14
tear 41:18
technical 17:19 130:16,22
technology 61:13
Ted 93:2,22
tenants 30:11,15
tenure 36:4
term 78:5
terminate 30:17
terms 11:13 12:22 13:10 14:1,23 15:16 16:4,15,23 17:17,20 18:16 117:5 130:14
testified 47:19 72:4,15 115:6
testify 19:7 20:1 21:21 22:6,23 25:4,12 26:2 28:15,22 32:1,9 33:1 38:4 49:3,5 62:24 63:5 73:9,14 74:10 76:24 80:22 81:2, 21 84:10,16 85:3 93:1 109:2 115:3 116:5,17 119:6,13 120:4 123:4,11,

22 125:21 126:11,19 127:6 129:8,15 130:6 131:18 132:2,15 134:18 135:2,14 137:7,21 141:24

testifying 100:5 106:21

testimonials 61:11

testimony 14:6,10,14 19:17 21:15 22:3,14 24:19 25:2,10 28:6,13,20 29:8,16 31:19 32:7 34:10 37:16 47:12 48:22 53:23 54:3 55:5 57:8 62:20 65:20 66:3 70:5 76:12 80:14 84:4 88:2 92:4 93:13 96:14 99:11 102:22 106:14 109:7 112:3 114:19 118:24 119:11,22 122:22 123:9 125:15 126:2,4,8 129:1,13 131:11,23 132:10 134:23 136:23 137:12 138:7,19 141:22

text 106:1 131:1

thankful 44:19

thanking 72:2

therapy 56:1,11

thing 45:2 46:9 47:18 67:5,13 68:19 69:20,24 95:13

things 43:20 48:9 51:8 65:6,9 72:24

thinking 37:23

Thomas 143:6

thought 71:13 90:21

thoughtful 107:12

thousands 40:2 101:2

Thrash 59:20

thread 39:24

threat 69:13 71:22,24

threatened 69:4

thrive 65:8 99:8

Tiberino 51:3

ticket 97:9,21

Tier 7:20 82:12 85:23 117:9 120:19 124:10

tightest 101:20

time 21:13 24:17 28:4 31:16 34:8 40:18 48:11 50:10 55:19 58:15,23 59:3,6 61:23 62:16 64:3 68:1 69:22 71:19 72:12 76:10 77:13 84:2 87:21 89:3,11 94:21 98:24 118:22 122:20 125:13 128:22 131:9 134:10 136:19

times 36:4 110:20 117:19

tireless 44:23

tirelessly 38:10

title 12:12 13:2 14:16 15:4,21 18:9 29:18 33:7 53:7 107:7

titles 9:21 10:17

Toast 51:17

TOC 15:10 85:13 86:17 108:9 114:13

TOCS 108:7

TOD 15:8 16:11 85:11 86:13 120:12 121:7,11 122:7

TOD-TOC 94:1

today 7:18 10:24 14:6,10,14 18:21 19:2 29:15 35:12 37:21 38:3 44:18 53:10,21 56:6 57:24 62:17 77:1,2,18 78:19 80:10 97:3 100:5 112:11 136:20 137:21 141:22 142:2 149:18

today's 39:17

token 63:19

told 46:8

tomorrow 47:4

tone 39:10

tools 99:7 105:4

top 60:7 91:10

topic 39:10

topical 39:6

torn 64:10

tour 43:11,15,18,20 56:21

tours 43:9 56:18

track 44:17

trade 100:8

Trades 12:14 29:19

traffic 111:13

tragedy 66:24

tragically 59:17

train 103:15 104:1 110:23

trans- 100:17

transform 35:4

transformative 63:13

transit 15:10,24 16:21 86:19,21 87:4,8,14 94:2,5,12 96:21 97:2,7,11,17 98:3,5,10 99:2,3 100:22 101:5,15,23 102:6,9 103:19,22 104:20 105:2,16 108:1,16 110:10,15 111:20 112:24 113:9,16,23 114:4 117:1,12,16,18,23 118:11,13 121:8,23 122:14 124:5,15,22 125:1,7 139:3,19,21 140:1,8,17 141:8

transit- 118:9

transit-oriented 15:8

16:11 85:11,13,22 86:9, 16 88:7 105:19,21 107:10 108:13 109:22 117:10 118:12 120:12,20 122:5, 13 124:12 138:23 141:15

transit-rich 141:4

transition 83:13

transitioned 128:16

translate 101:11

transparency 31:10

transportation 87:9 108:10 110:11 113:2 125:2

traumatic 71:9

treated 78:24 103:14

treatment 78:23

trend 41:15

tribute 46:2

triumphs 39:4

trolley 56:19,21 95:23

trolleys 56:21 105:9

truth 63:5

Tulip 18:4 132:24

Turn 133:19

turned 72:17

two-family 82:23 121:1

type 72:11

U

U.S. 57:22

Uber 54:17

ultimate 36:14

ultimately 99:6

unceremonious 60:5

underfunded 140:1

understand 9:6 20:24 56:2 90:3,5,16 91:15

understanding 91:18

Understood 93:21

unforgiving 97:7

UNIDENTIFIED 6:16 8:16, 23

unique 38:14

unit 17:16 29:2 30:12 31:5 83:1 130:13

units 12:20 29:24 31:3 82:15 83:5 101:10 133:24 139:2,23

University 99:16

unleashed 139:18 140:21

unlike 38:16

unreliable 97:11

unscrupulous 70:17

unusual 41:5

update 27:20 62:11 75:3 82:7,17

updates 107:9

upgrade 75:15

upgrades 83:16

upset 6:7 8:4

urge 102:12 106:1,4 109:3 113:19

urgent 39:7

urges 100:15

user 96:20

utilities 13:20 74:19 75:5 77:9 79:10

utility 75:24

utilize 59:8

V

vacant 24:10 82:14 103:17 141:7

Valley 86:6

valuable 103:19

values 43:5 94:20

variance 71:5 75:18

variances 78:10

vehicle 64:23

vessel 63:16

viable 83:14

vibrant 99:5 102:4

Vice- 142:13

victims 61:1

vision 23:23 35:3 41:9 83:11 118:6 122:3 124:20

visitors 35:24 56:19

vital 107:23

vitality 107:16

voice 139:7

vote 92:4

voted 89:24

voting 143:14

vulnerable 52:6,12

W

Wait 148:7

walkable 101:24 107:20

walked 110:17

walking 94:12

wall 44:3 61:16,22

wanted 34:21 52:3 66:11 67:18 70:11 72:21 112:8

Wards 133:3

warning 55:5,6,7,9

Washington 130:17

wasted 9:2

water 73:20 75:11,13,15, 16 76:3,22 77:7,15,24 78:6,8,20,21,22,24 79:3,7

ways 7:21 41:5 80:3 117:24

WCS 18:14 135:22 136:4

wealthiest 140:23

wear-and-tear 98:20

website 61:8

websites 61:19

weeks 54:16

weigh 9:17

weird 95:13

Weitzman 99:17

well-balanced 24:1

well-connected 107:20

West 18:15 26:15,20 49:16 94:23 128:7 130:17 135:22,23 136:4

whatnot 54:18

wide 83:18

wife 94:19

Willis 59:24

win-win 42:2

wishes 137:20

Wissahickon 13:24 17:8 74:23 127:15

witnesses 32:16 49:6 73:22 81:2 84:16 93:8 99:24 116:4 137:17

wonderful 38:15 43:8 66:14,15 68:10,19

word 40:7

work 8:5 34:19 37:2,7 39:5,19 40:14,21 41:9 42:6 57:21 58:1,20 59:11 66:12 72:23 75:14 80:8 86:11 102:19 106:9 108:20 140:20

worked 38:10 46:5 50:14 52:13 60:23 86:4

working 7:11,22 57:19 66:16 78:7 100:11 104:14 107:1 141:17

works 36:16

world 35:5 36:1 38:17,22 39:17 43:10 57:23 58:5 67:16 68:9,11,13

worry 94:16

worst 36:8

writing 30:11

written 30:23 105:24 126:2,4,8

wrong 90:21

Y

yay 42:14

year 42:19 43:11 52:13 60:8 72:6 101:5

yearlong 60:11

years 40:22 50:14 56:15 58:18 63:10 93:24 95:18 111:3 113:7

yelling 10:4,6

yesterday 45:19

Young 12:24 114:22

younger 50:4

youth 50:12

Z

Zellers 93:3,20,22

zoned 79:6 133:10

zoning 11:12,18 12:3 13:3,21 14:17,20 15:5,22 16:22 17:5,24 18:10,13 20:6,16,18,22 23:4,5,11, 18 26:7,8,17 27:3,20 29:1,13 33:7,8,17,19 74:16,19 75:9,19 77:11, 17 78:3,4,7 79:18,24 82:3,6,13,19 85:9 86:8 100:18 101:14 104:5 107:8,13 109:4 116:23 117:9,14 120:10,19 121:15,18 122:12 124:5, 7,10,16 127:11,12,22 130:10 132:19,20 133:6, 14,20 134:2,3 135:19,21 140:3

City of Philadelphia

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

Meeting Agenda

Wednesday, June 3, 2026

2:00 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, June 3, 2026, at 2:00 PM, in Room 400, City Hall, to hear testimony on the following items:

251030 An Ordinance Amending Chapter 14-1000 of The Philadelphia Code ("Historic Preservation") to revise procedures and requirements related to designation of historic properties and districts, including notification requirements; revising procedures concerning permit applications while designation determinations are pending; amending related Zoning Code definitions; and making technical changes; all under certain terms and conditions.

Attachments: Bill No. 25103000

260165 An Ordinance Amending Section 14-545 of The Philadelphia Code, entitled /SEV, Seventh District Overlay District by adding provisions from the /AME, American Street Overlay District, and the /NCA, Neighborhood Commercial Area Overlay District, North Delaware Avenue, removing the /AME, American Street Overlay District from the Zoning Code, and making related changes, all under certain terms and conditions.

Attachments: Bill No. 26016500

260211 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Erie Avenue, Front Street, Lippincott Street, and 2nd Street.

Attachments: Bill No. 26021100

260239 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Baltimore Avenue, Cobbs Creek Parkway, a SEPTA Regional Railroad Right-of-Way, and Cobbs Creek.

Attachments: Bill No. 26023900

260241 An Ordinance Amending Title 9 of The Philadelphia Code, entitled "Regulation of Businesses, Trades and Professions," and amending Section 14-604 of The Philadelphia Code, entitled "Accessory Uses and Structures," to provide for notice to owners and residents of a building regarding dwelling units licensed for limited lodging on the property, all under certain terms and conditions.

Attachments: Bill No. 26024100

260381 An Ordinance Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a new chapter to require specific permit applicants to provide notice of the presence of particular murals on the property to the Department of Licenses and Inspections, all under certain terms and conditions.

Attachments: MuralsBill No. 26038100

260422 An Ordinance Amending Section 14-524 of The Philadelphia Code, entitled "/FDO, Fourth District Overlay District" by authorizing Basic Systems and Utilities in the SP-PO-A zoning district in an area bounded by Ridge Avenue, Calumet Street, the Schuylkill River, and the Wissahickon Creek all under certain terms and conditions.

Attachments: Bill No. 26042200

260429 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Frankford Creek, Aramingo Avenue, Butler Street, and Frankford Avenue.

Attachments: Bill No. 26042900

260514 An Ordinance Extending and preserving zoning approvals, density and dimensional bonuses, and Mixed Income Housing Bonus entitlements granted to the Village Square on Haverford mixed-use affordable housing development located at 601 North 37th Street, 3601 Haverford Avenue, and 3611 Haverford Avenue in Philadelphia, notwithstanding the expiration of the associated building permits and notwithstanding any subsequent amendments to Title 14 of The Philadelphia Code; and providing for related matters.

260515 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wyalusing Avenue, Lancaster Avenue, May Street, Westminster Avenue, and 47th Street.

260516 An Ordinance Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by amending certain provisions of the CMX-1, Commercial Mixed Use, zoning district regarding uses, dimensional requirements, and parking, all under certain terms and conditions.

260517 An Ordinance Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Section 14-513, entitled, "/TOD, Transit-Oriented Development Overlay District" to rename it "/TOC, Transit Oriented Communities Overlay District," to expand its applicability radius, and amending various sections to make changes to applicable use, dimensional and parking standards, all under certain terms and conditions.

260518 An Ordinance To amend Title 14 of the Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions relating to the Transit Improvement Bonus, to clarify its parameters and revise the bonus structure, and by making related changes, all under certain terms and conditions.

260519 An Ordinance Amending Section 14-513 of The Philadelphia Code, entitled "/TOD, Transit-Oriented Development Overlay District" by exempting certain districts from ground floor use requirements, all under certain terms and conditions.

260520 An Ordinance Amending Section 14-600 of The Philadelphia Code, entitled "Use Regulations," to allow Transit Station use in Commercial zoning districts, all under certain terms and conditions.

260523 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roberts Avenue, Wissahickon Avenue, Hunting Park Avenue, and Fox Street.

260530 An Ordinance Amending Section 14-702 of The Philadelphia Code, entitled "Floor Area, Height, and Dwelling Unit Density Bonuses," to clarify the terms of the public street enhancement bonus and make related technical changes, under certain terms and conditions.

260534 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Kensington Avenue, Clearfield Street, Tulip Street, and Lehigh Avenue.

260536 An Ordinance Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/WCS, West Chestnut Street Overlay District," all under certain terms and conditions.

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.