

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, December 4, 2024
1:14 p.m.

PRESENT:

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

ALSO PRESENT:

COUNCIL PRESIDENT KENYATTA JOHNSON

BILLS: 240871, 241054, 241055, 241058,
241059, 241062

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2 COUNCILWOMAN BASS: This
3 hearing is called to order for the
4 Committee on Rules.

5 Madam Clerk, please call
6 the roll.

7 THE CLERK:
8 Councilmember Squilla.

9 COUNCILMAN SQUILLA:
10 Present.

11 THE CLERK:
12 Councilmember Gilmore Richardson.

13 COUNCILWOMAN GILMORE
14 RICHARDSON: Present.

15 THE CLERK:
16 Councilmember Jones.

17 (No response.)

18 THE CLERK:
19 Councilmember O'Neill.

20 (No response.)

21 THE CLERK:
22 Councilmember Thomas.

23 COUNCILMAN THOMAS:
24 Present.

1 THE CLERK:

2 Councilmember Gauthier.

3 (No response.)

4 COUNCILWOMAN BASS: And

5 I am present, Councilwoman Bass.

6 This is the public hearing of the

7 Committee on Rules regarding Bill

8 Nos. 240871, 241054, 241055,

9 241058, 241059 and 241062.

10 Will the Clerk please

11 read the titles of the bills.

12 THE CLERK: Bill No.

13 241055, introduced by Councilmember

14 Gilmore Richardson on behalf of

15 Council President Johnson, an

16 ordinance to amend the Philadelphia

17 Zoning Maps by changing the zoning

18 designations of certain areas of

19 land located within an area bounded

20 by Packer Avenue, 7th Street,

21 Pattison Avenue and Darien Street.

22 To amend Title 14 of The

23 Philadelphia Code, by adding

24 Section 14-541 entitled "/PAK,

1 Packer Avenue Overlay District,"
2 and making other related changes,
3 under certain terms and conditions.

4 Bill No. 240499,
5 introduced by Councilmember
6 Phillips, an ordinance to amend the
7 Philadelphia Zoning Maps by
8 changing the zoning designations of
9 certain areas of land located
10 within an area bounded by Broad
11 Street, Medery Avenue, Park Avenue
12 and Godfrey Avenue.

13 Bill No. 241054,
14 introduced by Councilmember
15 Phillips, an ordinance amending
16 Section 14-520 of The Philadelphia
17 Code, entitled "/NDO, 9th District
18 Overlay District," by reorganizing
19 existing requirements and requiring
20 special exceptions for certain uses
21 in designated areas, all under
22 certain terms and conditions.

23 Bill No. 241058,
24 introduced by Councilmember Lozada,

1 an ordinance to amend the
2 Philadelphia Zoning Maps by
3 changing the zoning designations of
4 certain areas of land located
5 within an area bounded by Oxford
6 Street, Cadwallader Street,
7 Jefferson Street, Germantown Avenue
8 and 4th Street.

9 Bill No. 241059,
10 introduced by Councilmember Young,
11 an ordinance to amend the
12 Philadelphia Zoning Maps by
13 changing the zoning designations of
14 certain areas of land located
15 within an area bounded by Erie
16 Avenue, 9th Street, Hutchinson
17 Street, Ontario Street, Sedgley
18 Street, 6th Street, Glenwood Avenue
19 and Broad Street.

20 Bill No. 241062,
21 introduced by Councilmember
22 Squilla, an ordinance amending
23 Section 14-500 of The Philadelphia
24 Code, entitled "Overlay Zoning

1 District," by amending Section
2 14-502, entitled "CTR/Center City
3 Overlay District and 14-702, Floor,
4 Area, Height and Dwelling Unit
5 Density Bonuses," and creating
6 Section 14-542, entitled "/PCH,
7 Philadelphia Chinatown Overlay
8 District," and making related
9 changes, all under certain terms
10 and conditions.

11 COUNCILWOMAN BASS:
12 Thank you. We're going to call for
13 the first panel we have to testify.
14 The first bill is No. -- we're
15 going to start with Bill No.
16 241058.

17 And if we could have the
18 Clerk please call the witness for
19 Bill No. 241058.

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

24 (Witness approached

1 Witness table.)

2 COUNCILWOMAN BASS:

3 Thank you. Please state your name
4 for the record and proceed with
5 your testimony.

6 MS. BRUMBELOW BURNS:

7 Good afternoon, members of the
8 Rules Committee. I am Paula
9 Brumbelow Burns, Director of
10 Legislation for the Philadelphia
11 City Planning Commission. I am
12 here to testify on Bill No. 241058,
13 introduced into City Council on
14 November 1st -- no, excuse me,
15 November 14, 2024, by Councilmember
16 Lozada.

17 Bill No. 241058 amends
18 the Philadelphia Zoning Maps by
19 changing the zoning designations of
20 land located within an area bounded
21 by Oxford Street, Cadwallader
22 Street, Jefferson Street,
23 Germantown Avenue and 4th Street in
24 the Kensington neighborhood of the

1 Riverwards Planning District.

2 The bill changes the
3 zoning for 1501 Germantown Avenue
4 from RSA-5, residential single-
5 family, to ICMX, industrial
6 commercial mixed-use. This change
7 in zoning will support the
8 property's continued use as a
9 school use and a religious
10 institution. Al Aqsa Islamic
11 Society is planning to expand the
12 school into a new building on the
13 site to accommodate increasing
14 enrollment.

15 The Philadelphia City
16 Planning Commission considered Bill
17 No. 241058 at its public meeting on
18 November 21, 2024 and recommended
19 the bill for approval. I'll be
20 happy to answer any questions at
21 this time.

22 COUNCILWOMAN BASS:

23 Okay. Thank you.

24 Any questions from the

1 panel?

2 (No response.)

3 COUNCILWOMAN BASS: No.

4 Seeing none, is there anyone else
5 here to testify on Bill No. 241058?

6 (No response.)

7 COUNCILWOMAN BASS:

8 Seeing none, we will now call
9 Ms. Paula Brumbelow Burns for Bill
10 No. 241054.

11 MS. BRUMBELOW BURNS:

12 Good morning or sorry. I am Paula
13 Brumbelow Burns, Director of
14 Legislation for the Philadelphia
15 City Planning Commission. I am
16 here to testify on Bill No. 241054,
17 introduced into City Council on
18 November 14, 2024 by Councilmember
19 Phillips.

20 Bill No. 241054 amends
21 the Philadelphia Zoning Code by
22 amending Section 14-520 of The
23 Philadelphia Code, entitled "ND0,
24 9th District Overlay District," by

1 reorganizing existing requirements
2 and requiring special exceptions
3 for certain uses in designated
4 areas throughout the 9th Council
5 District.

6 This bill will create a
7 subarea for commercial area review
8 within the existing 9th District
9 Overlay. It will include eight
10 commercial corridor areas
11 throughout the district. Each of
12 these corridors will now require a
13 special exception for the following
14 uses: convenience sales, vehicle
15 repair and maintenance, vehicle and
16 vehicular equipment sales and
17 maintenance and event assembly
18 facilities.

19 The Philadelphia City
20 Planning Commission will consider
21 Bill No. 241054 at its public
22 meeting of December 5, 2024. I'll
23 be happy to answer any questions.

24 COUNCILWOMAN BASS: Any

1 questions from the panel?

2 (No response.)

3 COUNCILWOMAN BASS:

4 Seeing none, okay. Thank you.

5 And is there anyone here

6 to testify on behalf of Bill No.

7 241054?

8 (No response.)

9 COUNCILWOMAN BASS:

10 Okay. Seeing none, we will now

11 hear the next witness on 241059.

12 Paula Brumbelow Burns,

13 please state your name for the

14 record and proceed.

15 MS. BRUMBELOW BURNS: I

16 am Paula Brumbelow Burns, Director

17 of Legislation for the Philadelphia

18 City Planning Commission. I am

19 here to testify on Bill No. 241059,

20 introduced into City Council on

21 November 14, 2024 by Councilmember

22 Young.

23 Bill No. 241059 amends

24 the Philadelphia Zoning Maps by

1 changing the zoning of the area
2 bounded by Erie Avenue, 9th Street,
3 Hutchinson Street, Ontario Street,
4 Sedgley Street, 6th Street,
5 Glenwood Avenue and Broad Street in
6 the North Planning District.

7 The Planning Commission
8 staff worked closely with the
9 neighborhood and Council Office to
10 update the zoning maps. Two
11 meetings were held within the
12 boundaries. A print and digital
13 survey was distributed and
14 materials were provided in both
15 English and Spanish. The
16 neighborhood is currently mapped
17 with the zoning that was created in
18 1933 without significant changes.

19 The neighborhood
20 participants requested to
21 concentrate new housing
22 developments adjacent to existing
23 transit resources, rightsize the
24 zoning of existing residential

1 neighborhoods, support Germantown
2 Avenue as a commercial corridor,
3 encourage redevelopment or reuse of
4 underutilized industrial buildings.

5 The Philadelphia City
6 Planning Commission considered Bill
7 No. 241059 at its public meeting on
8 November 21, 2024 and recommended
9 the bill for approval. I'll be
10 happy to answer any questions at
11 this time.

12 COUNCILWOMAN BASS:
13 Thank you very much for your
14 testimony.

15 Any questions from the
16 panel, from the Committee?

17 (No response.)

18 COUNCILWOMAN BASS: All
19 right. Seeing none, is there
20 anyone else here to testify on the
21 bill?

22 (No response.)

23 COUNCILWOMAN BASS:

24 Okay. Seeing no one, if we could

1 now hear Bill No. 240871.

2 MS. BRUMBELOW BURNS: I
3 am Paula Brumbelow Burns, Director
4 of Legislation for the Philadelphia
5 City Planning Commission. I am
6 here to testify on Bill No. 240871,
7 introduced into City Council on
8 October 10, 2024 by Councilmember
9 Phillips.

10 Bill No. 240871 amends
11 the Philadelphia Zoning Maps by
12 changing the zoning for an area
13 bounded by Broad Street, Medery
14 Avenue, Park Avenue and Godfrey
15 Avenue in the Oakland neighborhood
16 of the Upper North Planning
17 District.

18 The bill addresses a
19 split-zoned property at 6233 North
20 Broad Street that is currently
21 covered by two zoning districts,
22 RM-1, residential multi-family, and
23 CMX-2.5, commercial mixed-use.
24 This bill will update the property

1 zoning, which includes a building
2 and a parking lot, to CMX-2.5 to
3 allow for commercial use to be
4 by-right in the existing commercial
5 area. By correcting the split-zone
6 condition on the property, it will
7 allow for a more predictable
8 development in the future.

9 The Philadelphia City
10 Planning Commission considered Bill
11 No. 240871 at its public meeting on
12 November 21, 2024 and recommended
13 the bill for approval. I will be
14 happy to answer any questions at
15 this time.

16 COUNCILWOMAN BASS:
17 Okay. I want to recognize the
18 presence of Council President
19 Kenyatta Johnson.

20 COUNCIL PRESIDENT
21 JOHNSON: Thank you very much,
22 Madam Chair.

23 COUNCILWOMAN BASS: I'm
24 sorry. Mr. President, did you have

1 a question?

2 COUNCIL PRESIDENT

3 JOHNSON: No, more of a statement.

4 COUNCILWOMAN BASS:

5 Okay. Do you want to proceed with
6 your statement?

7 COUNCIL PRESIDENT

8 JOHNSON: Yeah, sure. Absolutely.

9 Well, first and foremost, I want to
10 thank you for giving an overview of
11 the actual bill and I am the
12 sponsor of the legislation. I
13 asked the members of the Committee
14 that voted out with a favorable --
15 oh, you ain't on my bill yet?

16 COUNCILWOMAN BASS: My
17 apologies. So we're coming to Bill
18 No. 241055. We're on 871.

19 MS. BRUMBELOW BURNS: Do
20 you want me to go first?

21 COUNCILWOMAN BASS: Is
22 there anyone else here to testify
23 on 871, Bill No. 240871?

24 Chair recognizes

1 Councilmember Kathy Gilmore

2 Richardson.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Thank you. Thank you
5 very much, Madam Chair.

6 And thank you, Paula,
7 for being here. I just had a very
8 quick question on this one. You
9 stated that right now it's split?

10 MS. BRUMBELOW BURNS:

11 Yes.

12 COUNCILWOMAN GILMORE

13 RICHARDSON: And it's RM-1 and
14 CMX-2.5. And so, it's a building
15 and parking lot, but what's the
16 current use of the building?

17 MS. BRUMBELOW BURNS:

18 The current use of the building I
19 believe is currently vacant, but it
20 is subject to a lease agreement to
21 put in one of the remote City
22 election offices.

23 COUNCILWOMAN GILMORE

24 RICHARDSON: Okay.

1 MS. BRUMBELOW BURNS:

2 Which is a different bill that has
3 a 10-year lease I believe. The
4 property owner is actually in the
5 room today.

6 COUNCILWOMAN GILMORE

7 RICHARDSON: I'm sorry. I didn't
8 hear you.

9 MS. BRUMBELOW BURNS:

10 The property owner is here.

11 COUNCILWOMAN GILMORE

12 RICHARDSON: Okay. Great. All
13 right. Thank you. That was the
14 only question I had. Thank you
15 very much.

16 COUNCILWOMAN BASS:

17 Thank you.

18 Are there any more
19 questions from this panel?

20 (No response.)

21 COUNCILWOMAN BASS: And

22 seeing none, is there anyone else
23 here to testify on the bill?

24 (No response.)

1 COUNCILWOMAN BASS: All
2 right. And seeing none, thank you
3 very much for your testimony.

4 And we'll now have the
5 Clerk please call up Bill No.
6 241055.

7 THE CLERK:
8 (Inaudible) -- sorry about that.
9 Michael Harris, Vice-president of
10 Marketing and Government Affairs
11 for the Philadelphia Phillies; Don
12 Smolenski, President of the
13 Philadelphia Eagles; Joe Meade,
14 Senior Vice-president for
15 Government and External Affairs for
16 Comcast Spectator -- Spectacor,
17 excuse me.

18 (Witnesses approached
19 Witness table.)

20 COUNCILWOMAN BASS:
21 Thank you. Paula, were you to
22 testify on 055 as well?

23 MS. BRUMBELOW BURNS: I
24 was. I just wasn't called.

1 COUNCILWOMAN BASS: I'm

2 sorry?

3 MS. BRUMBELOW BURNS: I

4 was just not called. But, yes, I

5 plan on testifying.

6 COUNCILWOMAN BASS: You

7 are.

8 MS. BRUMBELOW BURNS:

9 And I submitted testimony.

10 COUNCILWOMAN BASS:

11 Okay. Very good. Why don't we

12 begin, Paula, with you since you're

13 already here.

14 MS. BRUMBELOW BURNS:

15 Okay. Thank you. Okay.

16 COUNCILWOMAN BASS:

17 Please state your name for the

18 record and proceed with your

19 testimony. And again, we're

20 hearing Bill No. 241055.

21 MS. BRUMBELOW BURNS:

22 I'm Paula Brumbelow Burns, Director

23 of legislation for the Philadelphia

24 City Planning Commission. I am

1 here to testify on Bill No. 241055,
2 introduced into City Council on
3 November 14, 2024 by Councilmember
4 Gilmore Richardson on behalf of
5 Council President Johnson.

6 Bill No. 241055 amends
7 the Philadelphia Zoning Map and
8 Code by changing the zoning for
9 property within an area bounded by
10 Packer Avenue, 7th Street, Pattison
11 Avenue and Darien Street and will
12 add Section 14-541, entitled "/PAK,
13 Packer Avenue Overlay District" in
14 the Veterans Stadium neighborhood
15 of the Lower South Planning
16 District.

17 This bill will rezone
18 the property located at 700 Packer
19 Avenue from I-2, industrial medium,
20 to CMX-3, commercial mixed-use
21 zoning district. The new PAK
22 overlay will allow additional uses
23 not permitted in CMX-3 zoning,
24 which are assembly and

1 entertainment, non-accessory
2 surface parking and roof decks for
3 non-residential use.

4 This bill was requested
5 by a developer who wishes to
6 develop a collection of six mixed-
7 use buildings. The development
8 plan indicates 1,367 residential
9 units with 1,234 parking spaces in
10 addition to the commercial uses.
11 This bill is consistent with the
12 recommendations in the Lower South
13 District plan, which calls on the
14 City to encourage neighborhood
15 shopping and services to be
16 provided in any new development at
17 the sports complex and recommends
18 ensuring future developments as the
19 sports complex balances the needs
20 of existing residents and visitors.

21 The Philadelphia City
22 Planning Commission considered Bill
23 No. 241055 at its public meeting on
24 November 21, 2024 and recommended

1 the bill for approval. I'd also
2 like to add that there is a
3 proposed amendment and that
4 amendment addresses the sunset
5 clause, that after two years both
6 the map and the overlay will
7 disappear if zoning permits are not
8 granted for the project.

9 COUNCILWOMAN BASS:

10 Thank you for your testimony.

11 MS. BRUMBELOW BURNS:

12 Thank you.

13 COUNCILWOMAN BASS: So
14 we're next going to hear from Hines
15 Development to give us an overview
16 of this proposal. If we could have
17 them come forward and please start
18 with stating your name for the
19 record and proceeding with your
20 testimony.

21 (Witnesses approached
22 Witness table.)

23 MR. GRIGOS: Good
24 afternoon, Hercules Grigos, from

1 Klehr Harrison representing Hines
2 Development. I have with me my
3 client Brandon Segal from Hines
4 Development.

5 MR. SEGAL: Good
6 afternoon, Councilmembers. My name
7 is Brandon Segal, and I'm the
8 Managing Director and Market Lead
9 for Hines in the Philadelphia area.
10 For those not familiar with Hines,
11 we're one of the largest privately-
12 held real estate development and
13 investment managers in the world
14 where we operate in over 380 cities
15 throughout 30 countries. Over the
16 course of our 67 years in
17 operation, we've grown in scale and
18 complexity of our developments with
19 a track record of over 25 mixed-use
20 master plan projects similar to 700
21 Packer Ave that have been developed
22 or are in planning around the
23 country.

24 Some of our feature

1 projects include One Vanderbilt,
2 the fourth tallest building in New
3 York City that delivered in 2021,
4 The Parks of Walter Reed in
5 Washington D.C., a 66-acre former
6 Army Medical Center that's been
7 redeveloped into an active mixed-
8 use community, the development of
9 Petco Park for the San Diego Padres
10 and a plan redevelopment of the Gas
11 Plant District in St. Petersburg,
12 Florida in partnership with the
13 city and the Tampa Bay Rays, where
14 we will redevelop the 86-acre site,
15 include a new ballpark, thousands
16 of units, 2 million square feet of
17 commercial and retail, multiple
18 hotels and an immense amount of
19 entertainment, civic and public
20 space for the community to enjoy.

21 Here in Philadelphia
22 we've developed 1213 Walnut in
23 partnership with the Goldenberg
24 Group and also led the

1 refurbishment of 30th Street
2 Station in the early '90s, along
3 with actively working on another
4 large mixed-use project just
5 outside of City limits.

6 Additionally, before I
7 joined Hines I developed 1919
8 Market and One Dock Street in
9 Society Hill, both high-rise multi-
10 family projects. 700 Packer or, as
11 we call it, Stadium Square is a
12 unique opportunity to bring our
13 mixed-use placemaking experience to
14 an environment within the Stadium
15 District that is unlike any other
16 district around the country, as it
17 features three active stadiums and
18 a casino.

19 At Hines, we pushed hard
20 into this thesis as we see that
21 this platform is the next evolution
22 of mixed-use development. With
23 that in mind, we envision Stadium
24 Square to be a community adjacent

1 to the stadiums and not a stadium-
2 adjacent community, which is an
3 important distinction that guides
4 our planning, design and uses with
5 the goal of creating a
6 365-day-a-year community as opposed
7 to only thinking about the project
8 specific to what happens on days
9 where there's events in the
10 district.

11 The end result of this
12 planning will be a new neighborhood
13 that'll feature a variety of living
14 options, commercial space, abundant
15 parking, dining, retail and
16 entertainment for locals and
17 individuals traveling into the
18 district to enjoy.

19 At the end of the day,
20 I'm a father of three daughters
21 that all love Philadelphia sports,
22 but like many other fathers of
23 young families we lack the options
24 of where to take my kids before or

1 after games as there isn't anything
2 family-friendly within the district
3 outside of the walls of the
4 stadiums.

5 Stadium Square will
6 provide for the next evolution of
7 the district where locals and
8 visitors can come and enjoy the
9 community before or after games and
10 more importantly, on non-game days.
11 Our engagement with our partner,
12 Philadelphia Suburban Development
13 Corporation, the owner of the
14 property that housed the former
15 Turf Club, began over two years
16 ago.

17 Since that time, we've
18 had numerous meetings with our
19 local stakeholders, including
20 Comcast, the Phillies, the Eagles,
21 Cisco, Philly Live, the local
22 business district, our registered
23 community organization, Council
24 President Johnson and the Parker

1 Administration. Through the
2 evolution of this process, we've
3 continued to learn about what
4 Comcast and the Phillies have
5 planned for the lots adjacent to
6 their facilities and we are excited
7 for the future of their project as
8 we believe that their plans will be
9 complementary to ours.

10 To date, through the
11 engagement process we've obtained
12 support from the coordinating RCO
13 and assigned a robust EOP, as we're
14 committed to inclusion and creating
15 opportunities for all as part of
16 this project. To highlight that
17 effort, this past fall in advance
18 of the zoning process my team at
19 Hines ran in coordination with
20 Project Destined, a 10-person
21 internship program for Black and
22 Brown students where they went
23 through a 10-week training program
24 on real estate financial literacy

1 with a special focus on Stadium
2 Square.

3 Moving forward, we plan
4 to run this program in conjunction
5 with our dedicated Hines Skyline
6 Scholars internship program
7 annually, providing intentional
8 equity for supporting
9 underrepresented students of
10 diverse backgrounds, access to
11 institutional commercial real
12 estate projects.

13 In advance to getting to
14 this stage, we performed a
15 significant amount of project
16 diligence and brought with us a few
17 of our expert consultants. We have
18 Gina Lavery, who is the Executive
19 Vice-president and principal at
20 Econsult; we have Janice Woodcock,
21 principal at Woodcock Design and
22 Planning and Guy DiMartino, the
23 Regional leader at Traffic Planning
24 and Design.

1 To highlight some of our
2 high-priority diligence activities,
3 we had Econsult, who performed our
4 fiscal impact study and determined
5 the following: During construction
6 of the project, Stadium Square
7 could generate over \$1.6 billion in
8 direct economic activity for the
9 City, over 31 million in tax and
10 permit revenue fee alone and over
11 7,900 construction jobs.

12 Further, once the
13 project's fully delivered and it's
14 operating, the project will produce
15 almost \$600 million in direct
16 recurring economic activity and new
17 resident spending in addition to
18 over \$7 million in annual tax
19 revenue net of real estate taxes to
20 the city.

21 Woodcock Design
22 conducted a planning and land use
23 study. Janice found that the site
24 parameters and conceptual program

1 are congruent with the district and
2 concluded that by creating the
3 project program with intention,
4 Stadium Square will rebrand the
5 district, changing the perception
6 of the area which is the first step
7 in establishing a true Stadium
8 District for Philadelphia in
9 alignment with the City's future
10 vision, as highlighted by Paula.

11 Most importantly, we
12 engaged a traffic planning and
13 design to conduct a traffic
14 analysis who found that car trips
15 created from our project would have
16 a de minimis impact on the area
17 creating no change to level of
18 service on non-game days. That
19 being said, it's important for us
20 and our future residents and guests
21 that they can access the site and
22 traverse the area seamlessly with
23 ingress and egress, a concern that
24 is no different than what you're

1 going to hear from the teams after
2 me.

3 As such, we're committed
4 to working with all stakeholders,
5 including and most importantly the
6 teams, to support a comprehensive
7 traffic solution for the Stadium
8 District at large. Through this
9 process, we worked with PennDOT,
10 Streets and SEPTA to make sure the
11 district will thrive not just now
12 for the next few years but for 20
13 years and beyond.

14 In conclusion, we
15 believe that Stadium Square will be
16 the catalyst for the future
17 transformation of the Stadium
18 District into an area that's looked
19 upon by cities around the country
20 as the model for mixed-use stadium-
21 adjacent development. Thank you
22 all for your time and consideration
23 today.

24 COUNCILWOMAN BASS:

1 Thank you for your testimony.

2 Mr. President.

3 MR. GRIGOS: I just want
4 to say that the reports were sent
5 to Council President's office and
6 those for the record.

7 COUNCILWOMAN BASS:

8 Okay.

9 COUNCIL PRESIDENT

10 JOHNSON: I have a question.

11 COUNCILWOMAN BASS:

12 Chair recognizes Council President
13 Johnson.

14 COUNCIL PRESIDENT

15 JOHNSON: Brandon, how long have
16 you been working on this particular
17 project?

18 MR. SEGAL: Our
19 engagement started in early --
20 excuse me, in late 2022.

21 COUNCIL PRESIDENT

22 JOHNSON: What is your company's
23 track record in doing such
24 projects?

1 MR. SEGAL: Our company
2 today has over 93 billion of assets
3 under management, has 25 national
4 mixed-use master plan communities,
5 and that's just national. There's
6 a variety of other projects around
7 the world. In total I think Hines
8 has done over 1600 large
9 institutional projects through our
10 history. So we've evolved over
11 time and this has become the bread
12 and butter of what we do and what
13 we do well.

14 COUNCIL PRESIDENT
15 JOHNSON: In terms of this
16 particular location, obviously it's
17 in the Stadium District, what was
18 your vision regarding picking this
19 particular site and working in
20 partnership with Mr. Mark
21 Nicoletti?

22 MR. SEGAL: Yeah,
23 absolutely. So when we look at
24 this and we think about an

1 opportunity to create something
2 unique, you're seeing as we said
3 that next evolution of mixed-use
4 development where individuals,
5 retailers, commercial providers and
6 residents are wanting to live near
7 and adjacent to the stadiums
8 because they want to be part of the
9 action, right.

10 At the same time, they
11 want to be part of an all-inclusive
12 community, right, that's self-
13 containing so on non-game days
14 there's something to do within
15 their environment. So when we
16 looked at the opportunity that was
17 presented to us to partner with
18 Philadelphia Suburban Development
19 Corporation, who's been a long-
20 standing owner-operator developer
21 in Philadelphia, this is the type
22 of opportunity that made a ton of
23 sense. But the reality of the
24 situation is Philadelphia is one of

1 two cities in the country with this
2 density of the teams in this
3 district. So the opportunity here
4 to truly create something special
5 is really immeasurable for us
6 through this process and we're
7 excited at the potential of what
8 the district could be in the
9 future.

10 COUNCIL PRESIDENT

11 JOHNSON: Okay. Now, I know there
12 are -- and we'll probably get a
13 chance to hear from the teams. I
14 know there are some concerns that
15 individuals believe that there
16 should be more collaboration, more
17 communication regarding your
18 particular project, other projects
19 that are taking place in the area
20 and also in the context of the
21 overall vision. Have you ever been
22 invited to be a part of any
23 Planning Commission at the City of
24 Philadelphia as it relates to the

1 Stadium District and the vision
2 down there by our Planning
3 Commission?

4 MR. SEGAL: No, we have
5 not, not to date. Through our
6 process we've engaged and spent
7 time with all of the local
8 stakeholders and we have shared our
9 vision for the project over the
10 past two years to date, and we've
11 still -- and we truly believe that
12 the project is better when the
13 district is looked at as a whole,
14 which is why we are open to and
15 have continued to offer to be part
16 of a larger concept for the site.

17 COUNCIL PRESIDENT
18 JOHNSON: And just for the record,
19 I know we all met as stakeholders,
20 and again members of the Committee
21 will hear from other stakeholders
22 who have different opinions about
23 this legislation moving forward.
24 But part of that conversation was,

1 at least in my mind, thinking that
2 individuals could still be a part
3 of an overall vision and planning
4 process moving forward in that
5 particular area without hindering a
6 private individual having that
7 opportunity to build on his own
8 private land, is that correct, just
9 for the record?

10 MR. SEGAL: That's
11 correct.

12 COUNCIL PRESIDENT
13 JOHNSON: Hercules, I just want to
14 state for the record has anyone
15 ever approached Suburban, Mr. Mark
16 Nicoletti, to purchase his
17 property?

18 MR. GRIGOS: My
19 understanding is someone did
20 approach Mr. Nicoletti, and he's
21 here, but someone did approach
22 Mr. Nicoletti to purchase his
23 property.

24 COUNCIL PRESIDENT

1 JOHNSON: And what company is that,
2 were they representing to
3 purchase --

4 MR. GRIGOS: My
5 understanding was it was the
6 representative Comcast Spectacor.

7 COUNCIL PRESIDENT

8 JOHNSON: Okay. The actual land
9 that they're actually protesting
10 today as it relates to --

11 MR. GRIGOS: That's my
12 understanding.

13 COUNCIL PRESIDENT

14 JOHNSON: -- this project moving
15 forward. Just want to put
16 everything out there, transparent
17 just for the record. Some of the
18 issues that have come up is around
19 traffic, right. And from my
20 understanding, you did a traffic
21 study, right. That should be
22 released. I guess, if y'all would
23 get around the table to talk about
24 that actual traffic study, but also

1 during the design phase, isn't
2 there still opportunities for
3 everyone to get inside the room and
4 talk about how your project moves
5 forward without having an impact or
6 barriers on other projects in that
7 actual area?

8 MR. SEGAL: 100 percent,
9 absolutely. It's our intention
10 through this process to continue to
11 meet with the teams and discuss
12 that. I received a phone call this
13 morning from Phil Laws at Comcast
14 who said and offered that, asked me
15 if we were willing to continue to
16 meet, they would love to set up
17 that meeting. We said absolutely.

18 Each team has a
19 different traffic pattern based on
20 where their stadium is, the times
21 of the year that they use it, and
22 each has a different impact. We
23 want to make sure that as our
24 project is planned specific to

1 access, parking, loading, how that
2 affects them and our neighbors in
3 addition to Cisco as well.

4 We want to make sure at
5 the end of the day that our project
6 is complementary and supports the
7 district. So there needs to be a
8 larger collective working group and
9 we're leading to be part of that.

10 COUNCIL PRESIDENT

11 JOHNSON: So as the developer, you
12 are willing to sit down with all
13 concerned parties to address and
14 mitigate any of their concerns in
15 terms of how you build your actual
16 project so it won't be hindering in
17 the Stadium District?

18 MR. SEGAL: Absolutely.

19 MR. GRIGOS: And,
20 Council President, as you know the
21 process to get a building permit is
22 robust with PennDOT, Streets
23 Department, trafficking impact
24 study, which we will work

1 through -- which would be necessary
2 in order to get a building permit.

3 COUNCIL PRESIDENT

4 JOHNSON: And also, would it be
5 fair to say that to be quite frank
6 not all traffic issues down there
7 are related to this particular
8 project, correct?

9 MR. SEGAL: Yeah, that
10 is correct. Our traffic study
11 shows that there's a de minimus
12 impact for our project based on the
13 traffic on non-game days.

14 COUNCIL PRESIDENT

15 JOHNSON: Next line of questioning:
16 As a part of your process you
17 coming to my office and part of how
18 we operate in City Council before
19 we normally sign off on anything,
20 we ask for the registered community
21 organization to sign off. Meaning,
22 you actually met with the required
23 organization to seek approval.
24 What organization did you meet with

1 and did they sign off on supporting
2 thus project?

3 MR. GRIGOS: Veterans
4 Stadium Neighbors Association.
5 Mr. DeMarco is here. We met with
6 them numerous occasions, public
7 meetings and we came to an
8 agreement. We're going to continue
9 to work with them on a community
10 benefits agreement, but they did
11 support the project and they sent a
12 letter of support to your office as
13 well.

14 COUNCIL PRESIDENT
15 JOHNSON: How was that process?
16 Tell me about it. Did you have one
17 meeting and they signed off on it
18 and you got a letter and then you
19 just brought it to me immediately?

20 MR. GRIGOS: I think we
21 had at least three or four public
22 meetings, definitely three that I
23 recall. I believe some of the
24 teams in the district were

1 represented as well or attended,
2 and there was a lot of, you know,
3 typical RCO, I think, as everyone
4 is familiar with in this room,
5 concerns, responses, questions and
6 we worked through it and I think
7 they got comfortable with our plan.

8 COUNCIL PRESIDENT

9 JOHNSON: Why this particular RCO?
10 Do they have jurisdiction in that
11 particular area?

12 MR. GRIGOS: That's my
13 understanding, yes.

14 COUNCIL PRESIDENT

15 JOHNSON: Okay. All right. That's
16 all I have at the moment.

17 Any questions or
18 comments from members of the
19 Committee?

20 (No response.)

21 COUNCILWOMAN BASS:

22 Okay. All right. Thank you,
23 Mr. President.

24 COUNCIL PRESIDENT

1 JOHNSON: Thank you.

2 COUNCILWOMAN BASS:

3 Okay -- oh, wait.

4 Chair recognizes Kathy

5 Gilmore Richardson.

6 COUNCILWOMAN GILMORE

7 RICHARDSON: I apologize, Madam

8 Chair. Thank you for the

9 recognition.

10 If you could just repeat

11 your name for me and the

12 organizations that you represent?

13 MR. SEGAL: Yes. My

14 name is Brandon Segal and I

15 represent Hines.

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Hines?

18 MR. SEGAL: H-i-n-e-s,

19 correct.

20 COUNCILWOMAN GILMORE

21 RICHARDSON: Hines --

22 MR. SEGAL: It's just

23 Hines.

24 COUNCILWOMAN GILMORE

1 RICHARDSON: Okay. And?

2 MR. GRIGOS: Hercules
3 Grigos, Klehr Harrison. And I'm
4 counsel to Hines.

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Okay. Thank you very
7 much.

8 MR. GRIGOS: Thank you.

9 MR. SEGAL: Thank you.

10 COUNCILWOMAN BASS:

11 Thank you. And no other questions
12 from the Committee.

13 Chair recognizes Richard
14 DeMarco. Please come forward and
15 provide your testimony.

16 (Witness approached
17 Witness table.)

18 COUNCILWOMAN BASS: Good
19 morning. Please -- well, good
20 afternoon. Please state your name
21 for the record and proceed with
22 your testimony.

23 MR. DeMARCO: Good
24 afternoon. My name is Richard

1 DeMarco. I am Vice-president of
2 Veterans Stadium Neighbors Civic
3 Association. So thank you for the
4 opportunity to speak today. The
5 Council President directed the
6 Hines Development team to meet with
7 the local RCO, Registered Community
8 Organization. Veterans Stadium
9 Neighbors Civic Association has
10 jurisdiction for the area and at
11 the Council President's direction,
12 the developer met with our
13 organization on several occasions.

14 We had more recently an
15 in-person meeting in May and then
16 we had a Zoom meeting last month
17 and I believe we had an inperson
18 meeting last year, although I don't
19 remember exactly when that was, but
20 we also consulted numerous times
21 during the process. The developer
22 did make several concessions to the
23 neighborhood and there is going to
24 be a written community benefits

1 agreement, but we have an agreement
2 in principle. Therefore, we did
3 submit a letter of support for the
4 proposal.

5 The developer has agreed
6 to an ongoing continuous
7 relationship with my organization
8 as we go forward. There were
9 concessions made as to the parking,
10 which is one of the primary
11 concerns. And the only outstanding
12 item really was a minor issue with
13 regard to the sunset provision.

14 We're on the same page
15 with the Council President's Office
16 with that regard. We do want to
17 make sure the zoning reverts back
18 to the I-2 should this development
19 not move forward, but we trust that
20 the developer and the Council
21 President's Office will have that
22 resolved. There was a concern that
23 just zoning permits wasn't enough,
24 but we're happy to have that be

1 worked out between the Council
2 President's Office and the
3 development team. And that's
4 really it.

5 We do trust the
6 developer's going to stand by his
7 promises. There's going to be a
8 written agreement anyway. And we
9 thank the Council President for
10 allowing us to be involved and
11 making us part of the process and
12 it worked out well. Obviously, we
13 have a very busy area down there,
14 but the parking really is the
15 primary concern and there's been
16 promises made and we do believe the
17 developer will keep those promises
18 to mitigate the parking in our
19 area. So that's all I have. And I
20 thank you, and again, thank you to
21 the Council President.

22 COUNCILWOMAN BASS:

23 Thank you for your testimony.

24 Any comments?

1 Chair recognizes Council
2 President Johnson.

3 COUNCIL PRESIDENT

4 JOHNSON: I just want to ask
5 Rich -- Mr. DeMarco, give me an
6 idea of that process. Did it take
7 weeks? Did it take months? Was it
8 a done deal as soon as he walked
9 into the meeting? Give us just an
10 overview of what that process was
11 like.

12 MR. DeMARCO: Yeah.
13 There was a lot of back and forth.
14 As I recall, there were two
15 inperson -- this spanned over the
16 course of a year really. I believe
17 you directed that the developer
18 meet with us last year, last
19 calendar year, and we had a number
20 of meetings. There's been
21 consultations consistently
22 throughout the process.

23 There's been back and
24 forth on what the key terms of the

1 community benefits organization
2 would be and it took a long time,
3 but we eventually arrived at an
4 arrangement that made sense for
5 everybody. Again, we're going to
6 be part of the process going
7 forward. Obviously, we want the
8 developer to make sure that we are
9 included in all future discussions.
10 But it was more than a yearlong
11 process with multiple meetings and
12 conversations.

13 COUNCIL PRESIDENT
14 JOHNSON: From your knowledge or
15 not, do you know if the Sports
16 Complex Special Services District,
17 are they a registered RCO for the
18 area?

19 MR. DeMARCO: I believe
20 they may be. I'm not sure. I
21 don't keep track of who maintains
22 that status. I know that we have
23 consistently maintained the status.
24 We are I believe the only

1 residentially-based RCO that claims
2 jurisdiction over that area, but
3 I'm really not sure whether they've
4 maintained their RCO status.

5 COUNCIL PRESIDENT

6 JOHNSON: All right. That's all I
7 have. Thank you very much.

8 Shawn Schillinger, do
9 you want to answer the question
10 just for the record? Not
11 Schillinger. I'm sorry.

12 (Witness approached
13 Witness table.)

14 COUNCIL PRESIDENT

15 JOHNSON: Hey, Shawn. How are you
16 doing?

17 MR. JALOSINSKI: Good
18 afternoon.

19 COUNCIL PRESIDENT

20 JOHNSON: How you been?

21 MR. JALOSINSKI: I'm
22 good. Thank you.

23 COUNCIL PRESIDENT

24 JOHNSON: Good to see you. It's

1 been a while. I just want to note
2 for the -- and I see your
3 testimony, the Sports Complex
4 Special Services District, are you
5 the registered RCO in your area as
6 well?

7 MR. JALOSINSKI: We were
8 removed as an RCO in 2016 when the
9 requirements for an RCO were
10 changed.

11 COUNCIL PRESIDENT
12 JOHNSON: Can you state your name
13 just for the record?

14 MR. JALOSINSKI: Yes.
15 Shawn Jalosinski, Executive
16 Director of the Sports Complex
17 Special Services District.

18 COUNCIL PRESIDENT
19 JOHNSON: Okay. All right. And I
20 know you're reading your testimony.
21 Are you going to be doing official
22 testimony or submitting your --

23 MR. JALOSINSKI: Yes.

24 COUNCIL PRESIDENT

1 JOHNSON: Oh. Well, you can begin
2 now since you're here.

3 MR. JALOSINSKI: May I
4 grab my testimony?

5 COUNCIL PRESIDENT

6 JOHNSON: Sure. You could begin,
7 Shawn. I have a copy.

8 MR. JALOSINSKI: Thank
9 you. Good afternoon. Once again
10 my name is Shawn Jalosinski and I
11 am testifying today on Bill No.
12 241055 in my capacity as Executive
13 Director of the Sports Complex
14 Special Services District, a
15 position I proudly held for 22
16 years.

17 The District is a
18 501(c)(3) nonprofit corporation
19 that was established in 2002. The
20 District has been actively engaged
21 in a mission to, one, help protect
22 community interests and improve
23 neighborhood quality of life and,
24 two, help promote efficient

1 operations in Lower South

2 Philadelphia.

3 The District is governed

4 by a 21-member Board of Directors

5 that includes elected community

6 directors, City and state officials

7 and venue operator executives from

8 the Philadelphia Phillies,

9 Philadelphia Eagles and Comcast

10 Spectacor.

11 The District serves an

12 area that includes 9,300 residents

13 living in 4,244 households. I'm

14 very proud to share that the

15 district has been consistently

16 recognized over the last two

17 decades for the positive impacts it

18 has and continues to make in

19 Philadelphia, including most

20 recently being a stated model for a

21 similar proposed entity related to

22 the Sixers Arena proposal.

23 Regarding the subject

24 Stadium Square development

1 proposal, I testify today with
2 great concern over the process this
3 proposal has taken, the lack of
4 notifications in detail shared to
5 date and the future impacts it
6 could have on our area. Please let
7 me clarify. This is a very large
8 parcel located within the district
9 boundaries and this proposed
10 development will significantly
11 impact the traffic and parking
12 conditions that are already
13 stressed on both game days and
14 non-game days.

15 It is imperative that
16 all involved stakeholders have
17 appropriate time to receive, review
18 and provide feedback on the yet-to-
19 be-shared project details. This
20 has not happened. Again, please
21 let me clarify. The district has
22 not yet received project details,
23 the district has not yet received
24 the related traffic study.

1 In review, the district
2 has had only one private meeting
3 with the developers back in May
4 2023, and attempts to re-engage
5 with the developers on project
6 details have been unsuccessful.
7 This includes the district inviting
8 the developers to join a meeting of
9 the Sports Complex PIDC
10 stakeholders group where 35
11 participating entities meet monthly
12 on Lower South coordinating
13 matters, including event
14 scheduling, public safety and
15 traffic parking and pedestrian
16 management. The developers
17 accepted this invitation to meet in
18 May 2024 but later declined citing
19 the need to postpone as their
20 project was being revised.

21 With respect to
22 community outreach, it is
23 understood that the developers have
24 engaged and received approval from

1 a registered community
2 organization. I would respectfully
3 challenge that approval from a
4 single RCO, especially one not in
5 closest proximity to the
6 development does not constitute
7 community approval.

8 Again, my district, as
9 an umbrella organization, includes
10 elected community directors,
11 representatives from all of the
12 adjacent neighborhoods and there
13 would be shared benefit by
14 including all in the subject
15 discussions and planning
16 considerations.

17 Lastly, please know that
18 my district in its coordinating
19 role remains available and willing
20 to engage in any and all
21 development proposals for the Lower
22 South Philadelphia area if given
23 the opportunity within the process.
24 I continue to believe we all have

1 shared goals that can be best
2 addressed through sharing of
3 details and collaboration.

4 Development
5 coordination, especially with
6 respect to traffic and parking
7 planning, is critical to the future
8 of the sports complex and our
9 surrounding neighborhoods. To that
10 end, the Sports Complex Special
11 Services District continues to
12 offer its services and respectfully
13 requests appropriate involvement
14 moving forward. Thank you for your
15 considerations and this opportunity
16 to testify.

17 COUNCIL PRESIDENT
18 JOHNSON: Thank you, Shawn. That
19 was very optimistic testimony, more
20 than my meeting. So thank you very
21 much about the shared collective
22 willingness for everybody getting
23 inside the room to work on a shared
24 vision.

1 And as we mentioned,
2 this is the beginning of the actual
3 process and I believe -- and
4 everybody, I know all the
5 stakeholders, and I have worked as
6 the District Councilman on behalf
7 of all stakeholders, in actually
8 moving the Stadium District forward
9 since I've been here in 2011.

10 I'm just one that's a
11 pragmatic idealist, Madam Chair,
12 that greater minds will sit around
13 the table and kind of figure this
14 out as we move forward, but thank
15 you. I just did want to get on the
16 record, are you the registered
17 community organization in the area?

18 MR. JALOSINSKI: The
19 Sports Complex Special Services
20 District is currently not an RCO.

21 COUNCIL PRESIDENT
22 JOHNSON: Okay. All right. But
23 your boundaries as a base -- let me
24 go back. Your support comes from

1 where?

2 MR. JALOSINSKI: Our
3 financial support?

4 COUNCIL PRESIDENT

5 JOHNSON: No. Why were you created
6 because we're going through the
7 same process right now?

8 MR. JALOSINSKI: I'm
9 sorry?

10 COUNCIL PRESIDENT

11 JOHNSON: Why was the Special
12 Stadium District put together just
13 for the record?

14 MR. JALOSINSKI: Yes.
15 The district was established in
16 2002 as part of the puzzle for
17 creating what would become the
18 construction of Lincoln Financial
19 Field and Citizens Bank Park. So
20 it is funded per the lease
21 requirements of the Philadelphia
22 Phillies, Philadelphia Eagles and
23 Comcast Spectacor.

24 COUNCIL PRESIDENT

1 JOHNSON: Yeah, I wasn't really
2 worrying about the funding, but I'm
3 glad you did mention that. But
4 basically the Special Services
5 District of the Sports Complex was
6 created as a result of the Eagles
7 team as well as Citizens Bank,
8 which is the Phillies. And being
9 the Stadium Special Service
10 District, you pretty much have a
11 geographical area that you
12 mentioned covers this area that you
13 maintain the quality of life in the
14 area and also keep the pulse on the
15 issues and concerns in the area,
16 correct?

17 MR. JALOSINSKI: Yes.

18 COUNCIL PRESIDENT

19 JOHNSON: All right. That would
20 include traffic, that would mean
21 overflow after games, police
22 detail, things of that sort,
23 correct?

24 MR. JALOSINSKI: Daily

1 challenges for all the above, yes.

2 COUNCIL PRESIDENT

3 JOHNSON: Any residential issues in
4 terms of when residents have
5 issues, how do you deal with that
6 in terms of development from that
7 aspect?

8 MR. JALOSINSKI: So the
9 way the Sports Complex Special
10 Services District is structured is
11 every four years we have four
12 distinct neighborhoods, and those
13 households elect a community
14 representative and an alternate,
15 which we call community directors
16 and alternate community directors,
17 to serve on our Board of Directors
18 to be the voice on behalf of that
19 particular neighborhood.

20 COUNCIL PRESIDENT

21 JOHNSON: And just last for the
22 record, in moving forward though
23 you will be willing to have the
24 developer of this particular

1 stadium adjacent site have them as
2 a part of a dialogue regarding that
3 area in what's going to take place,
4 you still want to entertain and see
5 the details of the proposal and sit
6 down and give your feedback; is
7 that correct?

8 MR. JALOSINSKI: Yes.

9 COUNCIL PRESIDENT

10 JOHNSON: Okay. That's all I have.
11 Thank you very much, sir.

12 Any questions? I'm
13 sorry, Madam Chair.

14 COUNCILWOMAN BASS:

15 That's all right. Thank you,
16 Mr. President.

17 Any questions from the
18 Committee?

19 (No response.)

20 COUNCILWOMAN BASS: No,
21 okay. Seeing none, thank you very
22 much for your testimony today.

23 MR. JALOSINSKI: Thank
24 you.

1 COUNCILWOMAN BASS: Now,
2 if we could have the Clerk now call
3 back the folks who previously were
4 called to testify.

5 THE CLERK: Michael
6 Harris, Vice-president of Marketing
7 and Government Affairs for the
8 Philadelphia Phillies, Don
9 Smolenski, President of the
10 Philadelphia Eagles and Joe Meade,
11 Senior Vice-president for
12 Government and External Affairs for
13 Comcast Spectacor.

14 (Witnesses approached
15 Witness table.)

16 COUNCILWOMAN BASS: Good
17 afternoon.

18 MR. HARRIS: Good
19 afternoon.

20 COUNCILWOMAN BASS:
21 Please state your name for the
22 record and proceed with your
23 testimony.

24 MR. HARRIS: Thank you,

1 Honorable members of City Council.
2 My name is Michael Harris. I'm the
3 Vice-president of Marketing and
4 Government Affairs for the
5 Philadelphia Phillies, and I'm
6 joined today by Joe Meade, Senior
7 Vice-president of Government and
8 External Affairs for Comcast
9 Spectacor, and Don Smolenski,
10 President of the Philadelphia
11 Eagles, to provide testimony on
12 Bill No. 241055 designating the
13 Packer Avenue Overlay District.

14 We each operate our
15 stadium facilities in the Sports
16 Stadium District under long-term
17 leases and development agreements
18 with the City through PAID. As
19 City Council is aware, the Sports
20 Stadium District is home to three
21 world-class venues with a combined
22 capacity of over 133,000 seats and
23 22,000 parking spaces.

24 These venues host

1 approximately 380 events and over
2 7 million visitors each year.
3 Managing the safe and controlled
4 flow of traffic and pedestrians in
5 and out of the complex is of
6 critical importance to the health,
7 welfare and safety of the city.

8 Historically, proposed
9 new uses within and adjacent to the
10 Sports Complex, like the Live!
11 Casino, the Casino hotel and
12 Xfinity Live! have been subjected
13 by the City to detailed impact
14 analysis regarding, among other
15 things, traffic, transit and
16 parking and police and emergency
17 service responses, their routes
18 before the introduction of zoning
19 amendments to accommodate such
20 uses.

21 We sincerely thank
22 Council President Johnson for
23 listening to our concerns earlier
24 this week, but this customary

1 analysis has not preceded the
2 introduction of this bill.
3 Accordingly, as set forth in our
4 joint letter dated November 21,
5 2024 to Council President Johnson,
6 the Philadelphia City Planning
7 Commission and Philadelphia
8 Industrial Development Corporation,
9 we believe this legislation has not
10 been the subject of an appropriate
11 comprehensive review process and
12 critical details have been
13 overlooked.

14 Next, the Packer Avenue
15 Overlay map includes two parcels
16 under lease to the Phillies. The
17 ordinance rezones and creates an
18 overlay district for a single
19 parcel at 700 Packer Avenue under
20 private ownership. Nevertheless,
21 it also includes in the overlay
22 district two City parcels on Darien
23 Street under lease to the Phillies.

24 The Phillies use one of

1 those parcels for a ballpark
2 services building, employee
3 parking, to house the offices of
4 the Sports Complex Special Services
5 District as well as the hub for
6 public parking operations, and the
7 other parcel serves as a surface
8 parking lot for a range of sports
9 complex events.

10 Both of those City
11 parcels are within the Sports
12 Stadium Special Zoning District,
13 SP-STA. The Phillies did not
14 request a change in zoning or
15 amendment to their lease terms for
16 those two parcels, nor did the City
17 alert the Phillies of any plan to
18 change the zoning for those
19 parcels.

20 Pursuant to the sublease
21 and development agreement between
22 the Phillies and PAID, the Phillies
23 were required to obtain all
24 necessary zoning changes to

1 establish the SP-STA zoning
2 district with respect to those
3 parcels and a change to the SP-STA
4 zoning by this bill would amount to
5 a prohibited unilateral
6 modification of the sublease.

7 The bill attempts to
8 limit the application of the
9 overlay district requirements to
10 700 Packer Avenue, but it includes
11 the Phillies parcels in the overlay
12 district nonetheless. And in doing
13 so, supplements the underlying
14 SP-STA zoning on the Phillies
15 parcels.

16 It is unclear how the
17 overlay district will be applied to
18 these parcels in the future and the
19 impact on the Philly sublease.
20 Accordingly, we ask for these
21 parcels to be removed from the
22 rezoning and overlay district. The
23 bill currently limits the CMX-3
24 rezoning to 700 Packer Avenue, but

1 the Phillies parcels remain within
2 the boundaries of the overlay
3 district.

4 Next, the schedule has
5 not provided sufficient opportunity
6 for stakeholder engagement given
7 the dramatic changes proposed for
8 the primary lot. The bill was
9 introduced on November 14, 2024 and
10 City Planning quickly moved the
11 bill for approval on November 21,
12 2024.

13 We did review the video
14 of the Planning Commission meeting.
15 And as mentioned, there was no
16 report of a comprehensive review of
17 the traffic and safety impacts of
18 the proposed uses for the site. In
19 fact, the Planning Commission
20 representative noted that the
21 project "does not match the zoning
22 recommendations of the
23 comprehensive plan" for that
24 district.

1 The adjacent stadiums,
2 casino and hotel operate within a
3 well-designed Streets Department
4 Traffic Management Plan for the
5 Stadium Complex events, which
6 governs event-day traffic on the
7 streets surrounding the proposed
8 overlay district. That plan has
9 evolved over time to accommodate
10 uses.

11 In each of those cases
12 however, outside traffic
13 engineering experts were retained
14 by the developer and the City to
15 review the impact of each proposed
16 use. The Streets Department and
17 PennDOT reviewed those proposals
18 and then the respective parties
19 collaborated together on a final
20 plan.

21 For example, the teams
22 were informed of the casino and
23 hotel development plans in advance
24 of zoning amendment consideration

1 by City Council and were afforded
2 the opportunity to collaborate with
3 the developer and the City on the
4 final design and traffic
5 circulation plans.

6 I think it's important
7 to note that the traffic studies
8 mentioned in the developer's
9 testimony have not been provided to
10 any of the teams as of today. Both
11 the Streets Department and PennDOT
12 share responsibility for execution
13 of the plan on event days. The
14 plan addresses all traffic
15 contingencies along those critical
16 arteries from multiple event days
17 to single event occurrences.

18 The regulatory approval
19 process require that traffic and
20 community impacts reached a
21 published consensus before zoning
22 amendments advanced in each of
23 those cases. We see no reason to
24 depart from that precedent in this

1 case.

2 Next, the proposed scale
3 and residential use for the site
4 poses new challenges for the public
5 patrons of the Stadium Complex and
6 private users of the new site. The
7 primary lot on this bill, 700
8 Packer Avenue, is over 13 acres.

9 The most recently, publicly
10 available renderings by its
11 developer show 1.883 million square
12 feet of proposed development with a
13 possibility for much more under the
14 CMX-3 zoning designation.

15 The Planning Commission
16 presentation showed 1,367 apartment
17 units with 10 new curbcuts and 3
18 new streets, creating 6 new
19 intersections with Darien and 7th
20 Street which bear extremely high
21 traffic on event days. That
22 represents an unprecedented
23 introduction of people, use density
24 and vehicle circulation impacting

1 the Sports Stadium District in a
2 new 24/7 year-round property use
3 permitted as of right under CMX-3
4 zoning.

5 By way of contrast, the
6 Live! Casino Hotel which also sits
7 on Darien adjacent to 700 Packer
8 Avenue and was subjected to a
9 comprehensive impact analysis by
10 the City before zoning amendments
11 were considered has 206 rooms and
12 only covers 9.1 acres. There are a
13 number of unanswered questions
14 about the project's impact. Is the
15 developer's reliance on SEPTA bus
16 service realistic given local
17 experience to date? Are SEPTA and
18 OTIS being consulted on the transit
19 access for this development?

20 The Streets Department
21 plan converts Darien Street to a
22 one-way exit on large event days.
23 What pedestrian safety features are
24 included to protect their tenants

1 and invitees on large event days?
2 The Darien Street and Packer Avenue
3 intersection is by far the largest
4 traffic chokepoint in the Sports
5 Complex.

6 There are fewer proposed
7 parking spaces than apartment
8 units. Where do their employees
9 park? Where are the non-
10 accessory parking spaces for
11 employees and apartment tenant
12 guests? How many spaces are under
13 contract? Will the developer
14 restrict property access to tenant
15 vehicles for designated dates and
16 hours? What are the plans for
17 emergency response routes and
18 access to the development,
19 particularly on event days at the
20 Sports Complex? Do the stormwater
21 management plans align with the
22 surrounding district properties?
23 These are the types of questions we
24 would like answered.

1 I need to be crystal
2 clear and it's exceptionally
3 important, we do not oppose new
4 development in the Stadium Complex
5 area. We simply urge that
6 developments follow a comprehensive
7 review consistent with the City's
8 practices at the Sports Stadium
9 Complex.

10 Historically, in order
11 to safeguard public health, welfare
12 and safety at the Sports Stadium
13 Complex prior to considering zoning
14 amendments to facilitate new
15 development in and around the
16 Sports Stadium Complex, proposed
17 new uses have followed a
18 comprehensive transparent multi-
19 agency review and impact analysis
20 based on specific development
21 plans.

22 We would expect any
23 proposed future developments being
24 integrated with the Sports Stadium

1 Complex to simply follow this
2 process, as all other major
3 developments in or around this
4 district have done. The proposal
5 for 700 Packer Avenue should be
6 evaluated in the same context and
7 integrated with Stadium District
8 uses.

9 Lastly, we request that
10 the Committee hold the bill and
11 delay consideration for 60 days,
12 which should provide sufficient
13 opportunity for us to review the
14 developer's plan in detail in a
15 collaborative setting. Each of our
16 facility operators pledges to
17 participate in a collaborative
18 process with the developer of 700
19 Packer Avenue and the requisite
20 City agencies on a comprehensive
21 review of the proposal for that
22 parcel.

23 We respectfully request
24 that you delay consideration of

1 this bill for 60 days to enable
2 constructive engagement in this
3 process. We will also require
4 assurances that the two parcels
5 leased by the Phillies will be
6 removed from the boundaries of the
7 Packer Avenue Overlay District.

8 I know that was a lot.

9 Thank you very much and I
10 appreciate your consideration.

11 COUNCIL PRESIDENT

12 JOHNSON: No. Thank you, Mike.
13 Appreciate your testimony. Thank
14 you, Don, for being here as well as
15 the awesome Joe Meade representing
16 Comcast Spectacor.

17 I'm sorry, Madam Chair.

18 COUNCILWOMAN BASS: No,
19 no. It's all right.

20 Is there anyone else --
21 I just want to ask for the record
22 is there anyone else who would like
23 to testify among you?

24 (No response.)

1 COUNCILWOMAN BASS:

2 Okay. All right. Well, thank you
3 very much.

4 Chair recognizes Council
5 President for questions or
6 comments.

7 COUNCIL PRESIDENT

8 JOHNSON: Yeah, just real quick.
9 Paula, could you please come to
10 the -- you have to move over a
11 little bit -- just to the podium.
12 I just want to clear up the record
13 just on a couple things that I
14 thought was cleared up the other
15 day.

16 Paula, could you talk
17 about -- there's an assertion that
18 in this legislation there are
19 parcels of land that's owned by the
20 Phillies. And from my
21 understanding, that issue isn't
22 correct. Could we address it
23 because we talked about this in the
24 meetings. Let's go on the record

1 and be clear on --

2 MS. BRUMBELOW BURNS:

3 Yes. I'm going to make this a
4 little bit more simple and plain
5 language just to make sure
6 everybody is on the same page. So
7 when we write legislation and we do
8 zoning legislation, we're going to
9 change a zoning map or create an
10 overlay, we have to create what's
11 called a bounding area. And the
12 bounding area needs to be bounded
13 by streets, waterways, railways,
14 highways, county borders, City
15 County borders.

16 And so, what it is, we
17 need to somehow create this box.
18 And so, in order to create a box we
19 have to look at the closest streets
20 available. And for this case, it
21 was Packer, 7th Street, Pattison
22 and Darien Street. So it's
23 basically what we would call a
24 super block where you can bind

1 smaller blocks into one and by
2 removing Dari -- or the street that
3 goes across.

4 There's a street that's
5 been removed that would separate
6 where 700 Packer is and where the
7 address 3300 South 7th Street,
8 which is I believe the Sports
9 Stadium District's maintenance
10 facility which is zoned SP-STA,
11 which is Special Purpose Stadium
12 District.

13 So we had to look at the
14 bounding area of the streets. We
15 couldn't just split in the middle
16 of a block. So when we changed the
17 zoning on this, we went from 700
18 Packer which was a large parcel and
19 it was zoned I-2, whereas the
20 property that is owned by the City
21 or the Sports Stadium District and
22 leased to the stadiums is zoned
23 SP-STA, which is under a master
24 plan. And so, we did not touch

1 anything that was zoned SP-STA that
2 is remaining. And so, the bounding
3 area is larger than what the
4 property is changing, but that is
5 what the Law Department requires
6 for us on our zoning bills.

7 COUNCIL PRESIDENT

8 JOHNSON: So for the record, are we
9 rezoning and are we taking the two
10 parcels of land from the
11 Philadelphia Phillies in this
12 process?

13 MS. BRUMBELOW BURNS:

14 No, we are leaving those Sports
15 Stadium District. They are also
16 under a master plan so we are not
17 amending the master plan either.

18 COUNCIL PRESIDENT

19 JOHNSON: So they will remain for
20 the record?

21 MS. BRUMBELOW BURNS:

22 Yes.

23 COUNCIL PRESIDENT

24 JOHNSON: Okay. I think after this

1 you're probably going to do another
2 follow-up after the meeting we had
3 with my good friend Mr. Michael
4 Harris to make sure their toll is
5 clear as well as the lawyers
6 probably want to talk to our City
7 Solicitor's Office as well just to
8 make sure that there are no parcels
9 of the Phillies' land being taken
10 and/or rezoned in this process.

11 MS. BRUMBELOW BURNS:

12 Yes. And our office is available
13 to have a meeting again if you'd
14 like.

15 COUNCIL PRESIDENT

16 JOHNSON: And what's --

17 MR. HARRIS: That would
18 be --

19 COUNCIL PRESIDENT

20 JOHNSON: -- your position, Paula,
21 for the record?

22 MS. BRUMBELOW BURNS:

23 Director of Legislation for the
24 Planning Commission.

1 COUNCIL PRESIDENT

2 JOHNSON: And Planning Commission
3 is responsible for doing what?

4 MS. BRUMBELOW BURNS: We
5 as a service to City Council along
6 with the Law Department we can
7 draft bills for City Council in
8 this role. We also have a role of
9 doing the comprehensive plan
10 working on the capital program and
11 looking for the orderly growth of
12 the City.

13 COUNCIL PRESIDENT

14 JOHNSON: What does that look like
15 when you and your team is going
16 over a piece of legislation for
17 such a large parcel? Who do you
18 consult with? Who do you have
19 discussions with or is it just you
20 in the room in the evening just
21 typing up and saying this is what I
22 want the legislation to look like?

23 MS. BRUMBELOW BURNS: We
24 tend to have a collaborative

1 arrangement with multi-city
2 agencies, so we usually work with
3 Licenses and Inspections, the
4 Commerce Department, and if we have
5 to reach out in a case of another
6 bill to the Health Department or to
7 any other agency, we try to -- each
8 bill we get a little working group
9 together and we coordinate that
10 with the Mayor's legislative
11 office.

12 COUNCIL PRESIDENT

13 JOHNSON: Okay. Mr. Harris, I
14 think you wanted to respond.

15 MR. HARRIS: No, I was
16 just going to say we appreciate the
17 opportunity to have that
18 conversation with you. There's
19 certainly some uncertainty and some
20 confusion, so we'll certainly have
21 some questions. And to the Council
22 President's point, I think our
23 lawyers are going to have even more
24 questions, so thank you.

1 COUNCIL PRESIDENT

2 JOHNSON: Yeah. I just want to
3 make sure we go on the record, and
4 I thought I was clear about that
5 the other day because that's
6 definitely not the intention in
7 terms of this process. And respect
8 the process, though I do hear you
9 loud and clear. I guess in the
10 past maybe Council President Ann
11 Verna might have called the Stadium
12 team and said, hey, somebody wants
13 to develop in FDR Park, we're doing
14 a 10-year master plan, this is
15 what's going on, we need y'all to
16 know what's going on. And so, I do
17 hear you from that aspect.

18 But is there still a
19 willingness to still work with the
20 developer regarding not only what
21 their plans are, as you laid out
22 very meticulously which I think was
23 great, but also my own personal
24 interest? I know when we had our

1 meeting we talked about the traffic
2 issue, right. I'm not going to put
3 all the traffic issue on one
4 particular development project
5 because it was already expressed
6 that this has been going on through
7 various administrations. It just
8 really hasn't been the political
9 will to actually sit down and say,
10 okay, now, here's a plan and let's
11 execute and address the issue.

12 But again, and my
13 members asked me as well -- and I'm
14 going to ask for the representative
15 from Hines, Brandon, can you come
16 back up as well? I just want to
17 put it on the record.

18 MR. HARRIS: I'm sorry,
19 Council President. Was there --
20 did you ask a question? Was there
21 a question in there?

22 COUNCIL PRESIDENT

23 JOHNSON: No, that was just more of
24 a statement.

1 MR. HARRIS: Okay.

2 COUNCIL PRESIDENT

3 JOHNSON: That was a statement,
4 Mike. Oh, there was a ques -- are
5 you willing to work in partnership
6 with the developer? And, Hines,
7 are you willing to work in
8 partnership with the Sports Complex
9 Stadium Service District, the
10 sports teams, as they build out
11 this grand vision for -- I know
12 Comcast Spectacor has some big
13 plans as well as Live! Casino
14 moving forward.

15 And also, it seems like
16 y'all have a competing project.
17 That's what it comes down to, to
18 me. He has a project that he wants
19 to do. I got something similar
20 from Comcast Spectacor, residential
21 units, office space, like 13
22 entertainment complexes that you're
23 going to build which is going to be
24 very, very massive. So there's

1 going to be a lot of traffic down
2 there, right, and a whole lot of
3 activity, which I think is great.
4 I think more jobs.

5 We're the largest
6 poorest city in America, so the
7 more jobs that we have that could
8 put people to work I think goes
9 toward us eliminating us being the
10 largest poorest city in America.
11 But hopefully, there's some level
12 of synergy.

13 Again, I'm a pragmatic
14 idealist. What I said when we had
15 our personal meeting I don't have a
16 problem saying publicly is that I
17 think the powers that be should be
18 in the room trying to figure it
19 out.

20 And so, that's why I
21 brought you up there, Mr. Hines, to
22 get your perspective. Is there a
23 willingness to work with the teams
24 around your particular project?

1 MR. SEGAL: No,
2 absolutely. And I think that
3 creates a better district in
4 general where we can create again
5 complementary uses and support each
6 other through the redevelopment of
7 the district, so we're more than
8 willing and happy to work in
9 lockstep with Comcast, the
10 Phillies, the Eagles.

11 COUNCIL PRESIDENT
12 JOHNSON: Now, I want to see how
13 serious this is though. Now, we
14 had our meeting about two, three
15 days ago. Has anyone even picked
16 up the phone and said, hey, let's
17 get in the room and talk based upon
18 the meeting we all had with the
19 Council President?

20 MR. SEGAL: Yeah. So I
21 received a phone call this morning
22 from Phil Laws, President of
23 Comcast, which I very much
24 appreciated who offered to get

1 together to talk about traffic and
2 the future of the district. So we
3 appreciate that. It's from our
4 side the first time the call has
5 come from the other side to us to
6 meet and be collaborative, so we're
7 welcoming to that.

8 COUNCIL PRESIDENT

9 JOHNSON: And so, for me -- and I'm
10 going to turn it back over to my
11 members, and I know all of you and
12 I work with all of you in a variety
13 of different capacities and I
14 always try to be fair. What I want
15 to do is put together my own
16 official working group.

17 I've already reached out
18 to Michael Carroll regarding the
19 traffic. My head Planning person
20 name is Eleanor Sharpe. She will
21 take lead to get all of the key
22 stakeholders inside the room and
23 work in good faith to try to come
24 up with that comprehensive vision.

1 I know there's another
2 table that's working with the Port,
3 the Bellwether District as well as
4 the stadiums, that one is head up
5 by Michael Carroll, but I'm going
6 to put this in a more nuanced
7 hands-on approach with my lead
8 planner to kind of see if we can
9 continue having people at least
10 having some dialogue in good faith,
11 right, to try to be supportive of
12 everyone.

13 I am asking my team, and
14 the same thing I said at the table,
15 to vote this out with a favorable
16 recommendation with the commitment
17 that the parties that be will
18 continue to still work on this
19 particular issue.

20 MR. HARRIS: And from
21 our perspective, Council President,
22 I mean as the testimony states
23 that's what we want. We want a
24 collaborative process that goes

1 through the typical standard
2 process that other projects have
3 been held to and that's our concern
4 right now is that as of right
5 now --

6 COUNCIL PRESIDENT

7 JOHNSON: You have my commitment,
8 right. My yeses are yeses and my
9 nos are my nos. And I've pretty
10 much been straight up and
11 transparent about this process.
12 And as we move forward, any issues
13 and concerns regarding other
14 departments, levels of expectations
15 of how people should operate, we
16 will monitor to make sure that that
17 is done, at least that's my
18 commitment.

19 Thank you, Madam Chair.

20 COUNCILWOMAN BASS:

21 You're very welcome. Thank you,
22 Council President.

23 Any additional questions
24 from the panel?

1 Chair recognizes

2 Councilwoman Kathy Gilmore

3 Richardson.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Thank you. Thank you
6 very much, Madam Chair. And thank
7 you, Council President, for being
8 here this afternoon and for
9 clarifying that all parties have
10 agreed to continue to work together
11 regarding this issue and reviewing
12 the documentation.

13 I did see that you all
14 typically collaborate with the
15 Special Services District in the
16 area and also reviewing the
17 existing zoning maps as well as the
18 proposed zoning maps with the
19 change from I-2 to CMX-3 and
20 clarifying that that does not
21 impact the parcels that you all
22 currently lease for your ballpark
23 employees.

24 Again, along with the

1 commitment from Council President,
2 I am confident that you all will
3 continue to work together as this
4 will continue to move forward in
5 the process. And I'm looking not
6 only at those at the table but the
7 individuals to my left and the rear
8 of the gallery as well, that you
9 all would just continue to please
10 work together to ensure that
11 everyone's interests are
12 represented and taken into account
13 as you move forward. Thank you
14 very much.

15 Thank you, Madam Chair.

16 COUNCILWOMAN BASS:

17 Thank you. Thank you for your
18 comments.

19 Is there anyone else
20 here to testify on behalf of Bill
21 No. 241055?

22 (No response.)

23 COUNCILWOMAN BASS: If
24 not, thank you so much for your

1 testimony for being here today.

2 Anyone else to testify
3 on Bill No. 241055?

4 (No response.)

5 COUNCILWOMAN BASS:

6 Okay. Seeing none, can we have the
7 Clerk call forward the next panel
8 and bill.

9 THE CLERK: For Bill
10 2410 --

11 COUNCILWOMAN BASS: 62.

12 THE CLERK: 5 -- or 062,
13 please Paula Brumbelow Burns,
14 Director of Legislation for
15 Philadelphia City Planning
16 Commission. Please come forward.

17 (Witness approached
18 Witness table.)

19 COUNCILWOMAN BASS:

20 Okay. So that was 241062. And up
21 first, Paula, please state your
22 name for the record and proceed.

23 MS. BRUMBELOW BURNS:

24 Good afternoon. I'm Paula

1 Brumbelow Burns, Director of
2 Legislation for the Philadelphia
3 City Planning Commission. I am
4 here to testify on Bill No. 241062,
5 introduced into City Council on
6 November 14, 2024 by Councilmember
7 Squilla.

8 Bill No. 241062 amends
9 the Philadelphia Zoning Code by
10 creating a new PCH, Philadelphia
11 Chinatown Overlay District in an
12 area bounded by Vine Street, 9th
13 Street, Cuthbert Street, 11th
14 Street, Arch Street and 13th Street
15 in the Chinatown neighborhood of
16 the Central Planning District.

17 This bill will remove
18 the Chinatown section of the CTR
19 Overlay and create a standalone
20 overlay for the community with the
21 existing regulations. The bill
22 will create supplemental use
23 controls to limit adult-oriented
24 uses, assembly and entertainment

1 and smoking lounges.

2 There will be a height
3 limit of 65 feet and the only
4 density bonus that can be earned is
5 for mixed-income housing with an
6 additional height to be kept at a
7 total of 125 feet. New housing
8 developments of over 10 units will
9 be required to meet a certain
10 standard to include affordable
11 dwelling units.

12 There will be a new
13 limitation on restrictions to the
14 square footage for retail and
15 commercial spaces, and it aligns
16 with the Philadelphia 2035 Citywide
17 Vision by maintaining the scale of
18 the neighborhood and preserving the
19 cultural heritage of the
20 neighborhood.

21 The Philadelphia City
22 Planning Commission will consider
23 Bill No. 241062 at its public
24 meeting on December 5, 2024 and

1 will recommend the bill for
2 approval. I'll be happy to answer
3 any questions at this time.

4 COUNCILWOMAN BASS:

5 Thank you.

6 Chair recognizes
7 Councilman Squilla.

8 COUNCILMAN SQUILLA:

9 Thank you, Ms. Brumbelow, and
10 appreciate your work and effort on
11 this. There was a couple other
12 conversations we had. And I know
13 there's an administrative amendment
14 in this one.

15 We received some other
16 additional requests from Chinatown
17 this morning that we would like to
18 discuss. But as doing this, is
19 there also an ability to look at
20 and that we spoke about as far as
21 franchises, looking at franchises
22 in the overlay?

23 MS. BRUMBELOW BURNS: It
24 is something that we are able to

1 look at. We wanted to work with
2 the Law Department to make sure
3 because this would be something so
4 new to Philadelphia that we want to
5 make sure that we're covering it
6 within the scope of state law and
7 local law. So I'm not the Law
8 Department and I don't want to
9 speak too fully on all of that.

10 And it's just we did not
11 get to that in time because of the
12 turnaround, but we always say that
13 legislation zoning is a living
14 document and Council has the right
15 to update the Code as they see fit
16 at any time so --

17 COUNCILMAN SQUILLA:

18 Right.

19 MS. BRUMBELOW BURNS:

20 And we are happy to continue
21 working to get to that place.

22 COUNCILMAN SQUILLA: We
23 as Council also do amendments of
24 bills as we go through and seeing

1 what works and what doesn't work.
2 Like I said, we did receive some
3 request right before the hearing
4 today. So what we would like to do
5 is try to get this out of
6 Committee, work with PCDC and the
7 community to set up a time and a
8 meeting to go over with you and
9 them and possibly amend this on the
10 floor in order to pass it out
11 before the end of the year. Is
12 that something you'd be willing to
13 do?

14 MS. BRUMBELOW BURNS: We
15 are going to try -- I have a copy
16 of the list that got sent last
17 night. I did not have enough time
18 to fully review it today. There is
19 some of the things in there that we
20 may be able to incorporate. Some
21 of the uses they've listed are
22 already not permitted in all of the
23 zoning districts, so I think we may
24 have some easy things that we can

1 address quickly.

2 Some of the issues were
3 not zoning-related. It may be
4 larger scale projects or Streets
5 requirements. So we're still
6 working through that and we just
7 were not able to do it in the short
8 time today.

9 COUNCILMAN SQUILLA: So
10 the goal is hopefully we'll meet
11 one day next week and we could iron
12 that out. So thank you so much for
13 your time.

14 MS. BRUMBELOW BURNS:
15 Thank you.

16 COUNCILWOMAN BASS:
17 Thank you and thank you for your
18 time and your testimony today.

19 And can we have our next
20 witness come forward to testify.

21 Mr. John Chin from PCDC.

22 (Witness approached
23 Witness table.)

24 COUNCILWOMAN BASS: Good

1 afternoon.

2 MR. CHIN: Good

3 afternoon, Madam Chair.

4 COUNCILWOMAN BASS:

5 Please state your name for the

6 record and proceed with your

7 testimony.

8 MR. CHIN: Sure. John

9 Chin, C-h-i-n, Executive Director

10 of the Philadelphia Chinatown

11 Development Corporation. So again,

12 Madam Chair, thank you for allowing

13 me to speak today. I want to say

14 that PCDC is an RCO for Chinatown.

15 We also are a community development

16 corporation and the planning agency

17 for Chinatown.

18 We fully support this

19 zoning overlay that has been

20 introduced by our District

21 Councilman, Councilman Mark

22 Squilla, with some suggested

23 amendments to the bill. But

24 overall this zoning overlay does

1 align with the Philadelphia 2035
2 plan. It also aligns with our
3 Chinatown Neighborhood Plan, which
4 was last compiled in 2017.

5 The zoning overlay is
6 long overdue due to the growing
7 population in Chinatown as well as
8 the increased density and the
9 pressures that lower-income
10 residents are experiencing due to
11 rising real estate prices and real
12 estate taxes.

13 With that said, I want
14 to highlight a couple of core
15 components of the bill here which
16 we think are very beneficial to the
17 Chinatown community. One is the
18 opportunity to create more
19 affordable housing, which is very
20 important and in high demand in
21 Chinatown. With the density
22 bonuses which will only be allowed
23 if the developer provides
24 affordable housing is the right

1 thing to do for Chinatown. That's
2 number one.

3 Secondly, we have asked
4 the Councilman and the City
5 Planning Commission to consider the
6 borders to better align with the
7 existing Chinatown RCO area,
8 specifically extending the
9 boundaries from 9th Street to 8th
10 Street which would align with the
11 Chinatown Planning District.

12 Right now, as Councilman
13 Mark Squilla also said, we have
14 some suggestions on prohibited uses
15 and I'm glad to hear that
16 Ms. Brumbelow testified that they
17 may already be prohibited in
18 Chinatown. So that's my testimony
19 for today and thank you.

20 COUNCILMAN SQUILLA:

21 Thank you, John. And I think what
22 we'd like to do since it'd be time-
23 sensitive, if we could set up a
24 time, I'll have our office set up a

1 time with Planning, my office and
2 your planning people to sit down
3 maybe early next week. It would
4 have to be amended -- well, it'll
5 be amended on the 12th. We can
6 amend it on the floor on the 12th
7 so we have a week to work on it, to
8 go through that. So we'll send out
9 a request to continue that
10 conversation.

11 Thank you for your
12 diligence and your team's diligence
13 on offering some suggestions to
14 even make this a better piece of
15 legislation and looking forward to
16 amending it to add some of these
17 changes to it. So thank you.

18 MR. CHIN: Thank you.
19 Thank you, Madam Chair.

20 COUNCILWOMAN BASS:
21 Thank you for being here and thank
22 you for your testimony.

23 And we will get ready to
24 proceed and go into a public

1 meeting while we await a quorum, so
2 please stand by.

3 (Recess.)

4 COUNCILWOMAN BASS: The
5 Chair recognizes Councilmember
6 Kathy Gilmore Richardson -- okay.
7 So we'll now go to the public
8 meeting. But before we do so,
9 we'll call the roll and I'll
10 acknowledge Councilwoman Kathy
11 Gilmore Richardson, Councilman Mark
12 Squilla, Councilman Isaiah Thomas
13 and myself as a quorum.

14 The Chair now recognizes
15 Councilmember Kathy Gilmore
16 Richardson for a motion on the
17 amendment to Bill No. 241055.

18 COUNCILWOMAN GILMORE
19 RICHARDSON: Thank you, Madam
20 Chair.

21 I offer an amendment to
22 Bill No. 241055. A copy of the
23 amendment has been circulated to
24 all members of the Committee. I

1 move that the amendment to Bill No.
2 241055 be approved.

3 (Duly seconded.)

4 COUNCILWOMAN BASS: It
5 has been moved and properly
6 seconded that the amendment to Bill
7 No. 241055 be approved.

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

11 (Aye.)

12 COUNCILWOMAN BASS:
13 Anyone opposed?

14 (No response.)

15 COUNCILWOMAN BASS: The
16 ayes have it and the motion
17 carries.

18 The Chair recognizes
19 Councilmember Squilla for a motion
20 on Bill No. 241055 as amended.

21 COUNCILMAN SQUILLA:
22 Thank you. Thank you, Madam Chair.

23 I move that Bill No.
24 241055 as amended be reported from

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

7 (Duly seconded.)

8 COUNCILWOMAN BASS: It's
9 been moved and properly seconded
10 that Bill No. 241055 has been
11 reported from this Committee with a
12 favorable recommendation as amended
13 and further move that the rules of
14 Council be suspended to permit
15 first reading of this bill at the
16 next session of Council.

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

20 (Aye.)

21 COUNCILWOMAN BASS:
22 Anyone opposed?

23 (No response.)

24 COUNCILWOMAN BASS: The

1 ayes have it and the motion

2 carries.

3 The Chair now recognizes

4 Councilmember Kathy Gilmore

5 Richardson for a motion on the

6 amendment to Bill No. 240499.

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Thank you, Madam

9 Chair.

10 I offer an amendment to

11 Bill No. 240499. A copy of the

12 amendment has been circulated to

13 all members of the Committee. I

14 move that the amendment to Bill No.

15 240499 be approved.

16 (Duly seconded.)

17 COUNCILWOMAN BASS: It

18 has been moved and properly

19 seconded that the amendment to Bill

20 No. 240499 be approved.

21 All of those in favor of

22 the motion will signify by saying

23 aye.

24 (Aye.)

1 COUNCILWOMAN BASS: Is

2 there anyone opposed?

3 (No response.)

4 COUNCILWOMAN BASS: The

5 ayes have it and the motion

6 carries.

7 The Chair now recognizes

8 Councilmember Squilla for a motion

9 on Bill No. 240499 as amended.

10 COUNCILMAN SQUILLA:

11 Thank you, Madam Chair.

12 I move that Bill No.

13 240499 as amended be reported from

14 this Committee with a favorable

15 recommendation and further move

16 that the rules of Council be

17 suspended to permit first reading

18 of this bill at the next session of

19 Council.

20 (Duly seconded.)

21 COUNCILWOMAN BASS: It

22 has been moved and properly

23 seconded that Bill No. 240499 be

24 reported from this Committee with a

1 favorable recommendation as amended
2 and further move that the rules of
3 Council be suspended to permit
4 first reading of this bill at the
5 next session of Council.

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

9 (Aye.)

10 COUNCILWOMAN BASS:

11 Anyone opposed?

12 (No response.)

13 COUNCILWOMAN BASS:

14 Okay. The ayes have it and the
15 motion carries.

16 (Recess.)

17 COUNCILWOMAN BASS:

18 Thank you for your patience. And
19 so, Bill No. 240499, there is a
20 correction to the Bill No. The
21 accurate Bill No. is 240871.

22 And so, I want to
23 recognize Councilmember Kathy
24 Gilmore Richardson for a motion on

1 the amendment to Bill No. 240871 --
2 actually there is no amendment to
3 Bill No. 240871.

4 So we will go directly
5 to recognizing Councilmember
6 Squilla for a motion on Bill No.
7 240871.

8 COUNCILMAN SQUILLA:
9 Thank you, Madam Chair.

10 I move that Bill No.
11 240871 be reported from this
12 Committee with a favorable
13 recommendation and further move
14 that the rules of Council be
15 suspended as to permit the first
16 reading of this bill at the next
17 session of Council.

18 (Duly seconded.)

19 COUNCILWOMAN BASS: It
20 has been moved and properly
21 seconded that Bill No. 240871 be
22 reported from this Committee with a
23 favorable recommendation and
24 further move that the rules of

1 Council be suspended to permit
2 first reading of this bill at the
3 next session of Council.

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

7 (Aye.)

8 COUNCILWOMAN BASS:

9 Anyone opposed?

10 (No response.)

11 COUNCILWOMAN BASS:

12 Okay. So the ayes have it and the
13 motion carries.

14 The Chair recognizes
15 Councilmember Squilla for a motion
16 on Bill No. --

17 (Recess.)

18 COUNCILWOMAN BASS:

19 Okay. So we are going to go back
20 into our public meeting. And once
21 again, we're going to revisit Bill
22 No. 240871 for action.

23 Chair recognizes
24 Councilmember Kathy Gilmore

1 Richardson for a motion to amend
2 Bill No. 240871.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Thank you, Madam
5 Chair.

6 I offer an amendment to
7 Bill No. 240871. A copy of the
8 amendment has been circulated to
9 all members of the Committee, and I
10 move that the amendment to Bill No.
11 240871 be approved.

12 (Duly seconded.)

13 COUNCILWOMAN BASS: It
14 has been moved and properly
15 seconded that the amendment to Bill
16 No. 240871 be approved.

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

20 (Aye.)

21 COUNCILWOMAN BASS: Any
22 opposed?

23 (No response.)

24 COUNCILWOMAN BASS: The

1 ayes have it and the motion

2 carries.

3 And now, we want to
4 report on Bill No. 240871. Chair
5 recognizes Councilman Squilla for a
6 motion on Bill No. 240871 as
7 amended.

8 COUNCILMAN SQUILLA:

9 Thank you, Madam Chair.

10 I move that Bill No.
11 240871 as amended be reported from
12 this Committee with a favorable
13 recommendation and further move
14 that the rules of Council be
15 suspended at the first reading of
16 this bill at the next session of
17 Council.

18 (Duly seconded.)

19 COUNCILWOMAN BASS: It
20 has been moved and properly
21 seconded that Bill No. 240871 as
22 amended be reported from this
23 Committee with a favorable
24 recommendation and further move

1 that the rules of Council be
2 suspended to permit first reading
3 of this bill at the next session of
4 Council.

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

8 (Aye.)

9 COUNCILWOMAN BASS:

10 Anyone opposed?

11 (No response.)

12 COUNCILWOMAN BASS:

13 Okay. The ayes have it and the
14 motion carries.

15 The Chair now recognizes
16 Councilmember Kathy Gilmore
17 Richardson for a motion on the
18 amendment to Bill No. 241054.

19 COUNCILWOMAN GILMORE

20 RICHARDSON: Thank you, Madam
21 Chair.

22 I offer an amendment to
23 Bill No. 241054. A copy of the
24 amendment has been circulated to

1 all members of the Committee. I
2 move that the amendment to Bill No.
3 241054 be approved.

4 (Duly seconded.)

5 COUNCILWOMAN BASS: It
6 has been moved and properly
7 seconded that the amendment to Bill
8 No. 241054 be approved.

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

12 (Aye.)

13 COUNCILWOMAN BASS:
14 Anyone opposed?

15 (No response.)

16 COUNCILWOMAN BASS: The
17 ayes have it and the motion
18 carries.

19 The Chair now recognizes
20 Councilmember Squilla for a motion
21 on Bill No. 241054 as amended.

22 COUNCILMAN SQUILLA:

23 Thank you, Madam Chair.

24 I move that Bill No.

1 241054 as amended be reported from
2 this Committee with a favorable
3 recommendation and further move
4 that the rules of Council be
5 suspended as to permit the first
6 reading of this bill at the next
7 session of Council.

8 (Duly seconded.)

9 COUNCILWOMAN BASS: It's
10 been moved and properly seconded
11 that Bill No. 241054 as amended be
12 reported from this Committee with a
13 favorable recommendation and
14 further move that the rules of
15 Council be suspended to permit
16 first reading of this bill at the
17 next session of Council.

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

21 (Aye.)

22 COUNCILWOMAN BASS: Is
23 there anyone opposed?

24 (No response.)

1 COUNCILWOMAN BASS: The
2 ayes have it and the motion
3 carries.

4 The Chair now recognizes
5 Councilmember Squilla for motion on
6 Bill No. 241058.

7 COUNCILMAN SQUILLA:
8 Thank you, Madam Chair.

9 I move that Bill No.
10 241058 be reported from this
11 Committee with a favorable
12 recommendation and further move
13 that the rules of Council be
14 suspended as to permit the next
15 reading at Council.

16 (Duly seconded.)

17 COUNCILWOMAN BASS: It
18 has been moved and properly
19 seconded that Bill No. 241058 be
20 reported from this Committee with a
21 favorable recommendation and
22 further move that the rules of
23 Council be suspended to permit
24 first reading of this bill at the

1 next session of Council.

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

5 (Aye.)

6 COUNCILWOMAN BASS:

7 Anyone opposed?

8 (No response.)

9 COUNCILWOMAN BASS: The
10 ayes have it and the motion
11 carries.

12 Chair recognizes
13 Councilmember Squilla for a motion
14 on Bill No. 241059.

15 COUNCILMAN SQUILLA:

16 Thank you, Madam Chair.

17 I move that Bill No.
18 241059 be reported from this
19 Committee with a favorable
20 recommendation and further move the
21 rules of Council be suspended as to
22 permit the first reading of this
23 bill at the next session of
24 Council.

1 (Duly seconded.)

2 COUNCILWOMAN BASS: The
3 Chair notes for the record that
4 Councilmember Kathy Gilmore
5 Richardson seconds the motion.

6 And it has been moved
7 and properly seconded that Bill No.
8 241059 be reported from this
9 Committee with a favorable
10 recommendation and further move
11 that the rules of Council be
12 suspended to permit the first
13 reading of this bill at the next
14 session of Council.

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

18 (Aye.)

19 COUNCILWOMAN BASS:
20 Anyone opposed?

21 (No response.)

22 COUNCILWOMAN BASS: The
23 ayes have it and the motion
24 carries.

1 And Chair recognizes
2 Councilmember Squilla for a motion
3 on the amendment to Bill No.
4 241024.

5 COUNCILMAN SQUILLA:
6 241062.

7 COUNCILWOMAN BASS: 062.

8 COUNCILMAN SQUILLA:
9 Thank you, Madam Chair.

10 I offer an amendment to
11 Bill No. 241062. A copy of the
12 amendment has been circulated to
13 all members of the Committee and I
14 move that the amendment to Bill No.
15 241062 be approved.

16 (Duly seconded.)

17 COUNCILWOMAN BASS: It
18 has been moved and properly
19 seconded that the amendment to Bill
20 No. 241062 be approved.

21 (Duly seconded.)

22 COUNCILWOMAN BASS: All
23 those in favor of the motion will
24 signify by saying aye.

1 (Aye.)

2 COUNCILWOMAN BASS:

3 Anyone opposed?

4 (No response.)

5 COUNCILWOMAN BASS: The
6 ayes have it and the motion
7 carries.

8 And the Chair recognizes
9 Councilmember Squilla for a motion
10 on Bill No. 241062 as amended.

11 COUNCILMAN SQUILLA:

12 Thank you, Madam Chair.

13 I move that Bill No.
14 241062 as amended be reported from
15 this Committee with a favorable
16 recommendation and further move
17 that the rules of Council be
18 suspended to submit the first
19 reading of this bill at the next
20 session of Council.

21 (Duly seconded.)

22 COUNCILWOMAN BASS: For
23 the record, Councilwoman Kathy
24 Gilmore Richardson has seconded the

1 motion.

2 It has been moved and
3 properly seconded that Bill No.
4 241062 as amended be reported from
5 this Committee with a favorable
6 recommendation and further move
7 that the rules of Council be
8 suspended to permit first reading
9 of this bill at the next session of
10 Council.

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

14 (Aye.)

15 COUNCILWOMAN BASS:

16 Anyone opposed?

17 (No response.)

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

21 And if there are no
22 additional remarks from the
23 Committee or from the guests, this
24 concludes the business of the

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

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Thank you, Madam
5 Chair.

6 COUNCILMAN SQUILLA:

7 Thank you, Madam Chair.

8 (Committee on Rules
9 concluded at 2:50 p.m.)

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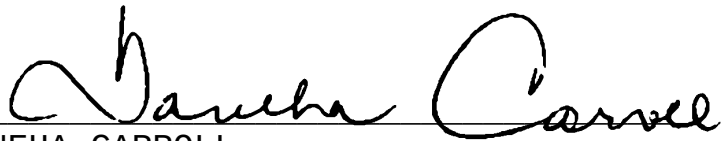
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C E R T I F I C A T I O N

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

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

TANEHA CARROLL
Court Reporter - Notary Public

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