

Committee on Rules

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Friday, May 15, 2026
9:30 a.m.

PRESENT:

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

BILL: 260207

Committee on Rules

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2 COUNCILWOMAN BASS: Good
3 morning. This is a public hearing
4 on the Committee on Rules. Members
5 and guests, please take their
6 seats. And this hearing is now
7 called to order.

8 The Clerk will please
9 take the roll.

10 THE CLERK: Chair Member
11 Bass.

12 COUNCILWOMAN BASS:
13 Present.

14 THE CLERK: Vice-Chair
15 Member Squilla.

16 COUNCILMAN SQUILLA:
17 Present.

18 THE CLERK: Member
19 Gilmore Richardson.

20 COUNCILWOMAN GILMORE
21 RICHARDSON: Present.

22 THE CLERK: Member
23 O'Neill.

24 COUNCILMAN O'NEILL:

Committee on Rules

1 Present.

2 THE CLERK: Member

3 Thomas.

4 (No response.)

5 THE CLERK: Member

6 Gauthier.

7 (No response.)

8 THE CLERK: Member

9 Jones.

10 (No response.)

11 COUNCILWOMAN BASS: A
12 quorum of the committee is present
13 and the Clerk will now please read
14 the title of the bill.

15 THE CLERK: Bill No.
16 260207, an ordinance to amend the
17 Philadelphia Zoning Maps by
18 changing the zoning designations of
19 certain areas of land located
20 within an area bounded by I-76, the
21 Schuylkill Expressway Ramp,
22 Hartranft Street, and the Conrail
23 Right-of-Way. Introduced by
24 Councilmember Gilmore Richardson,

Committee on Rules

1 on behalf of Council President
2 Johnson.

3 There are no other bills
4 under consideration today.

5 COUNCILWOMAN BASS:
6 Thank you, Madam Clerk.

7 Do any members have any
8 opening remarks on the bill stated
9 by the Clerk today?

10 (No response.)

11 COUNCILWOMAN BASS: No.
12 And seeing none, the Clerk will now
13 please call the first panel to
14 testify on Bill No. 260207.

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

19 (Witnesses approached
20 witness table.)

21 COUNCILWOMAN BASS: Good
22 morning.

23 MS. BRUMBELOW BURNS:
24 Good morning, Chairperson Bass and

Committee on Rules

1 members of the Rules Committee. I
2 am Paula Brumbelow Burns, Director
3 of Legislation for the Philadelphia
4 City Planning Commission. I am
5 here to testify on Bill No. 260207,
6 introduced into City Council on
7 March 12, 2026 by Councilmember
8 Gilmore Richardson for Council
9 President Johnson.

10 Bill No. 260207 amends
11 the Philadelphia Zoning Maps by
12 changing the zoning designations of
13 certain areas of land located
14 within an area bounded by I-76, the
15 Schuylkill Expressway Ramp,
16 Hartranft Street and the Conrail
17 Right-of-Way in the Packer Park
18 neighborhood, which is located
19 within the Lower South Planning
20 District.

21 This bill proposes to
22 change the zoning designation of
23 properties from ICM-X, Industrial
24 Commercial Mixed-Use, to CMX-3,

1 Commercial Mixed-Use, to support
2 the redevelopment of the site at
3 3100 Penrose Ferry Road. The
4 proposed redevelopment consists of
5 a 50-unit multifamily building and
6 151 single-family residence with an
7 accessory community center and swim
8 club on the current PHA
9 headquarters site.

10 If approved, the new
11 zoning designation would allow a
12 range of future uses not limited to
13 the current proposal. The
14 Philadelphia City Planning
15 Commission considered Bill No.
16 260207 at its public meeting on
17 March 19, 2026, and recommended the
18 bill for approval. I'll be happy
19 to answer any questions at this
20 time.

21 COUNCILWOMAN BASS:
22 Thank you very much for your
23 testimony.

24 Any questions from

Committee on Rules

1 members of the committee?

2 And Chair recognizes
3 Councilmember Kathy Gilmore
4 Richardson. And I do also want to
5 acknowledge the presence of
6 Councilwoman Jamie Gauthier.

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Thank you. Thank you
9 very much, Madam Chair.

10 This seems like a
11 wonderful, wonderful project, a
12 50-unit multifamily building, 151
13 single family residences with an
14 accessory community center and swim
15 club. So can you just talk a
16 little bit more relative to the
17 accessibility of the community
18 center and the swim club? Will it
19 be open to the neighborhood in the
20 community?

21 MS. BRUMBELOW BURNS: I
22 am going to pause on answering that
23 question and let you know that the
24 developer, architect and the

Committee on Rules

1 attorney are here. So I cannot
2 answer that. But if you have that
3 question, they may be able to.

4 COUNCILWOMAN BASS: So
5 can we have a representative for
6 the project. Mr. Patterson,
7 please join us. State your name
8 for the record and proceed.

9 (Witnesses approached
10 witness table.)

11 MR. PATTERSON: Good
12 morning.

13 COUNCILWOMAN BASS: Good
14 morning.

15 MR. PATTERSON: Ron
16 Patterson, attorney at Klehr
17 Harrison law firm. I represent the
18 equitable owner who purchased the
19 property and the developer. So is
20 your question -- thank you. Yes.
21 So it's meant to be a community
22 amenity. The swim club will be
23 open to whoever wants to join.
24 It's an array of different uses.

1 There'll also be an
2 activity center on the 3200 parcel
3 replacing a current baseball
4 batting facility. So it's meant to
5 be a nice, inclusive community
6 development there on a pocket
7 that's not really well seen. But
8 if you're approaching the Walt
9 Whitman Bridge on I-76 as you make
10 that turn, BJ's is on the left
11 side, it's on the right side. You
12 probably wouldn't even notice it
13 before you get off on the Broad
14 Street exit.

15 COUNCILWOMAN GILMORE
16 RICHARDSON: Okay. Great. And so,
17 it'll be a membership-based swim
18 club?

19 MR. PATTERSON: Well,
20 yes, not a public facility. But if
21 you want to join and swim, then
22 yes. But it's not limited to the
23 residents.

24 COUNCILWOMAN GILMORE

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1 RICHARDSON: Okay. It's not
2 limited to just the residents who
3 would reside at this location.

4 MR. PATTERSON: Correct.

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Okay. All right.
7 Thank you very much for answering
8 that question.

9 Thank you, Madam Chair.

10 COUNCILWOMAN BASS:

11 Thank you, Councilmember, Majority
12 Leader.

13 Any additional questions
14 for the panel?

15 (No response.)

16 COUNCILWOMAN BASS: No.

17 And seeing none, is there anyone
18 else here who would like to make a
19 public comment on this project?

20 (No response.)

21 COUNCILWOMAN BASS:

22 Okay. Seeing that there's no one
23 else here to testify, we want to
24 thank everyone for their testimony

Committee on Rules

1 today. And this concludes the
2 public hearing.

3 We'll now go into a
4 public meeting to consider the
5 action to be taken on the bill
6 before the committee today.

7 Madam Clerk, please call
8 the roll again.

9 THE CLERK: Chair Member
10 Bass.

11 COUNCILWOMAN BASS:
12 Present.

13 THE CLERK: Vice-Chair
14 Member Squilla.

15 COUNCILMAN SQUILLA:
16 Present.

17 THE CLERK: Member
18 Gilmore Richardson.

19 COUNCILWOMAN GILMORE
20 RICHARDSON: Present.

21 THE CLERK: Member
22 O'Neill.

23 COUNCILMAN O'NEILL:
24 Present.

Committee on Rules

1 THE CLERK: Member

2 Gauthier.

3 COUNCILWOMAN GAUTHIER:

4 Present.

5 THE CLERK: Member

6 Thomas.

7 (No response.)

8 THE CLERK: Member

9 Jones.

10 (No response.)

11 COUNCILWOMAN BASS: I

12 note for the record a quorum of the

13 committee is present.

14 The Chair now recognizes

15 Councilmember Squilla for a motion

16 on the amendment to Bill No.

17 260207.

18 COUNCILMAN SQUILLA:

19 Thank you, Madam Chair.

20 I offer an amendment to

21 Bill No. 260207. A copy of the

22 amendment has been circulated to

23 all members of the committee. I

24 move that the amendment to Bill No.

Committee on Rules

1 260207 be adopted.

2 COUNCILWOMAN BASS:

3 Thank you. It's been moved and
4 properly seconded that the
5 amendment to Bill No. 260207 be
6 adopted. I'll note for the record
7 that the second was from Council
8 Majority Leader Kathy Gilmore
9 Richardson.

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

13 (Aye.)

14 COUNCILWOMAN GILMORE

15 RICHARDSON: Is there anyone
16 opposed?

17 (No response.)

18 COUNCILWOMAN GILMORE

19 RICHARDSON: Seeing none, the ayes
20 have it. The motion carries and
21 the amendment to Bill No. 260207
22 has been adopted.

23 The Chair now recognizes
24 Councilmember Squilla for a motion

Committee on Rules

1 on Bill No. 260207 as amended.

2 COUNCILMAN SQUILLA:

3 Thank you, Madam Chair.

4 I move for the motion of
5 Bill No. 260207 as amended be
6 reported from this committee with a
7 favorable recommendation and
8 further move that the rules of
9 Council be suspended as to permit
10 this bill at the next session of
11 Council.

12 (Duly seconded.)

13 COUNCILWOMAN BASS: It's
14 been moved and properly seconded by
15 Majority Leader Kathy Gilmore
16 Richardson that Bill No. 260207 be
17 amended with a report -- as amended
18 be reported from this committee
19 with a favorable recommendation and
20 further move that the rules of
21 Council be suspended to permit
22 first reading of this bill at the
23 next session of Council.

24 All those in favor of

Committee on Rules

1 this motion will signify by saying
2 aye.

3 (Aye.)

4 COUNCILWOMAN BASS: Is
5 there anyone opposed?

6 (No response.)

7 COUNCILWOMAN BASS: The
8 ayes have it and the motion
9 carries. And if there's no
10 additional remarks from the
11 Committee or our guests, this
12 concludes the business of the
13 Committee on Rules for today.
14 Thank you very much for your
15 attendance.

16 COUNCILMAN SQUILLA:
17 Thank you. Great job.

18 (Committee on Rules
19 concluded at 9:40 a.m.)

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Committee on Rules

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

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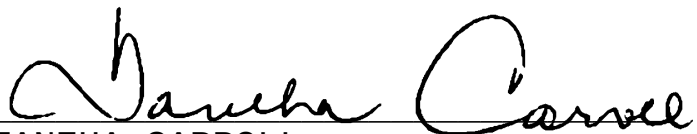
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I, hereby certify that the proceedings
and evidence noted are contained fully and
accurately in the stenographic notes taken
by me in the foregoing matter, and that
this is a correct transcript of the same.


TANEHA CARROLL
Court Reporter - Notary Public

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

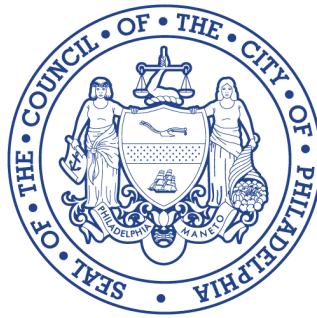
1 12 5:7 151 6:6 7:12 19 6:17 2 2026 5:7 6:17 260207 4:14 5:5,10 6:16 3 3100 6:3 3200 9:2 5 50-unit 6:5 7:12 A	attorney 8:1,16 B baseball 9:3 Bass 4:5,11,21,24 6:21 8:4,13 10:10,16,21 11:10,11 batting 9:4 behalf 4:1 bill 4:8,14 5:5,10,21 6:15,18 11:5 bills 4:3 bit 7:16 BJ's 9:10 bounded 5:14 Bridge 9:9 Broad 9:13 Brumbelow 4:16,23 5:2 7:21 building 6:5 7:12 Burns 4:16,23 5:2 7:21 C	community 6:7 7:14,17,20 8:21 9:5 concludes 11:1 Conrail 5:16 consideration 4:4 considered 6:15 consists 6:4 Correct 10:4 Council 4:1 5:6,8 COUNCILMAN 11:15,23 Councilmember 5:7 7:3 10:11 Councilwoman 4:5,11,21 6:21 7:6,7 8:4,13 9:15,24 10:5, 10,16,21 11:11,19 current 6:8,13 9:3 D
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City of Philadelphia

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



Meeting Agenda

Friday, May 15, 2026

9:30 AM

Room 400, City Hall

Committee on Rules

The Committee on Rules of the Council of the City of Philadelphia will hold a Public Hearing on Friday, May 15, 2026, at 9:30 AM, in Room 400, City Hall, to hear testimony on the following item:

260207

An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by I-76, the Schuylkill Expressway Ramp, Hartranft Street, and the Conrail Right-of-Way.

Attachments: [Bill No. 26020700](#)
[L260207 - Map Set, Maps A and B, As Introduced](#)

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