

Committee on Rules

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, September 29, 2026
10:08 a.m.

PRESENT:

COUNCILWOMAN CINDY BASS, CHAIR
COUNCILWOMAN JAMIE GAUTHIER
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN BRIAN J. O'NEILL

ALSO PRESENT:

COUNCILMAN JEFFREY YOUNG, JR.

BILLS: 260342, 260343, 260344, 260345,
260429, 260462

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1 - - -

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

8 The Clerk will now take
9 the roll.

10 THE CLERK: Chair Member
11 Bass.

12 COUNCILWOMAN BASS:
13 Present.

14 THE CLERK: Member
15 Gilmore Richardson.

16 COUNCILWOMAN GILMORE
17 RICHARDSON: Present.

18 THE CLERK: Member
19 Jones.

20 COUNCILMAN JONES:
21 Present.

22 THE CLERK: Member
23 Gauthier.

24 COUNCILWOMAN GAUTHIER:

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1 Present.

2 THE CLERK: Member

3 O'Neill.

4 COUNCILMAN O'NEILL:

5 Present.

6 THE CLERK: Vice-Chair

7 Squilla.

8 (No response.)

9 THE CLERK: Member

10 Thomas.

11 (No response.)

12 COUNCILWOMAN BASS:

13 Thank you. A quorum of the

14 committee is present.

15 The Clerk will please

16 read the titles of the bills.

17 THE CLERK: Bill No.

18 260342, an ordinance to amend the

19 Philadelphia Zoning Maps by

20 changing the zoning designations of

21 certain areas of land located

22 within an area bounded by East

23 Washington Lane, Crittenden Street,

24 East Tulpehocken Street, East

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1 Haines Street, and Ardleigh Street.

2 Bill No. 260343, an
3 ordinance to amend the Philadelphia
4 Zoning Maps by changing the zoning
5 designations of certain areas of
6 land located within an area bounded
7 by East Washington Lane, Stenton
8 Avenue, East Haines Street, and
9 Ardleigh Street.

10 Bill No. 260344, an
11 ordinance to amend the Philadelphia
12 Zoning Maps by changing the zoning
13 designations of certain areas of
14 land located within an area bounded
15 by North 18th Street, Colonial
16 Street, North 17th Street and
17 Chelten Avenue.

18 Bill No. 260345, an
19 ordinance to amend the Philadelphia
20 Zoning Maps by changing the zoning
21 designations of certain areas of
22 land located within an area bounded
23 by West Seymour Street, Knox
24 Street, West Logan Street and

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1 Keyser Street.

2 Bill No. 260429, an
3 ordinance to amend the Philadelphia
4 Zoning Maps by changing the zoning
5 designations of certain areas of
6 land located within an area bounded
7 by Frankford Creek, Aramingo
8 Avenue, Butler Street, and
9 Frankford Avenue.

10 Bill No. 260462, an
11 ordinance to amend the Philadelphia
12 Zoning Maps by changing the zoning
13 designations of certain areas of
14 land located within an area bounded
15 by Thompson Street, 17th Street,
16 Girard Avenue, Ridge Avenue, 19th
17 Street, Cabot Street, and 18th
18 Street, and amending Section 14-500
19 of The Philadelphia Code, entitled
20 "Overlay Zoning Districts" by
21 amending Section 14-529, entitled
22 "/VDO, Fifth District Overlay
23 District," all under certain terms
24 and conditions.

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1 There are no other bills
2 under consideration today.

3 COUNCILWOMAN BASS:

4 Thank you, Madam Clerk.

5 Do any members have any
6 opening remarks on any of the bills
7 stated by the Clerk today?

8 (No response.)

9 COUNCILWOMAN BASS: And
10 seeing none, we will proceed to the
11 first witness, I think who's the
12 only witness today.

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

17 (Witnesses approached
18 witness table.)

19 COUNCILWOMAN BASS: Good
20 morning.

21 MS. BRUMBELOW BURNS:
22 Good morning, everyone.

23 COUNCILWOMAN BASS:
24 Please state your name for the

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1 record and proceed with your
2 testimony.

3 MS. BRUMBELOW BURNS: My
4 name is Paula Brumbelow Burns. I
5 am the Director of Legislation for
6 the Philadelphia Planning
7 Commission. And good morning,
8 Chairperson and members of the
9 Rules Committee.

10 COUNCILWOMAN BASS: Good
11 morning.

12 MS. BRUMBELOW BURNS:
13 It's good to be back.

14 COUNCILWOMAN BASS: Good
15 to see you.

16 MS. BRUMBELOW BURNS: So
17 I am here to testify on Bill No.
18 260342, introduced into City
19 Council on April 16, 2026 by
20 Councilmember Bass. Bill No.
21 260342 proposes to change the base
22 zoning of the Parkway Northwest
23 High School site from RSA-2,
24 Residential Single-Family Attached

1 to SP-CIV, Special Purpose - Civic,
2 Educational and Medical.

3 The site is part of
4 Albany's Superblock, an area with a
5 mix of residential and other
6 institutional uses in the Upper
7 Northwest Planning District. The
8 Philadelphia City Planning
9 Commission considered Bill
10 No. 260342 at its meeting of May
11 21, 2026, and recommended that the
12 bill not be approved, noting
13 concern that the change could
14 prolong vacancy since the school
15 district plans for the site remain
16 uncertain. I'll be happy to answer
17 any questions at this time.

18 COUNCILWOMAN BASS:
19 Well, thank you for your testimony.
20 And I'll state as the author of
21 this legislation as well as the
22 next three that are coming
23 forward -- or the next two, excuse
24 me, I certainly understand the

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1 Planning Commission's desire to
2 keep things as they are for
3 numerous reasons.

4 But I will state that
5 the first thing is that they were
6 improperly zoned in the first
7 place. They were never supposed to
8 be designated as residential. They
9 were built as schools. So I don't
10 even understand how that happened
11 and why it was allowed to go on for
12 such a long period of time.

13 Nonetheless, we are
14 certainly open to having dialogue.
15 The purpose of this rezoning is
16 strictly to give the community some
17 input and say about what happens in
18 their community. If we are closing
19 these schools, which we hope that
20 there may be some last-minute Hail
21 Mary that will save them, but if we
22 are closing these schools, then the
23 community has to have an
24 opportunity to have a say in what

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1 goes on those sites.

2 And so, that is the sole
3 purpose of this legislation that we
4 have before us today, this and the
5 other pieces of legislation that
6 you'll be testifying against in the
7 next few minutes. So thank you.

8 COUNCILMAN O'NEILL:

9 Madam Chair?

10 COUNCILWOMAN BASS: Yes.

11 Chair recognizes Councilmember
12 O'Neill.

13 COUNCILMAN O'NEILL: I
14 go back a little further than a lot
15 of people here. There was no
16 school zoning. Every school was
17 zoned residential. There was no
18 recreation and park zoning. It was
19 all zoned residential. This is,
20 you know, we've caught up to and we
21 have zoning for that now. But if
22 you don't do remapping and nobody
23 brings it up to you, things stay
24 the same. So the fact that you're

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1 changing it to recognize that I
2 think is a good thing.

3 COUNCILWOMAN BASS:

4 Thank you, Councilmember. And I
5 will say just in terms of the way
6 the city works, at the time when
7 the zoning designation became
8 available that schools could be
9 designated as schools, it was
10 really I believe the responsibility
11 of the Planning Commission to come
12 forward at that time and to notate
13 every school that was not properly
14 designated and to get it done at
15 that time. I'm not exactly sure
16 when that was.

17 I'm sure it wasn't on
18 your watch, but I'm just saying
19 that when it came forward that this
20 would be a new zoning designation,
21 the next appropriate step should
22 have been to then go back and say,
23 who does not have that zoning
24 designation and let's make that a

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1 priority to fix it, to get it
2 right.

3 MS. BRUMBELOW BURNS: So
4 it's something -- approximately
5 2018, 2019, the designation was
6 made when we were going into
7 communities with remappings or a
8 property was getting remapped and
9 we saw a school on it. Our
10 strategy was to get to them. As we
11 got to them -- we did not make a
12 large plan for all of the schools.
13 We ran into COVID with different
14 priorities. So we are trying to
15 catch up.

16 COUNCILWOMAN BASS: But
17 you understand the idea that when
18 we get to things -- when we get to
19 them, we never get to them.

20 MS. BRUMBELOW BURNS: We
21 are trying our hardest.

22 COUNCILWOMAN BASS: I
23 know. Listen, that is not to say
24 that, you know, folks aren't

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1 working hard on this. But it's
2 clear that we could have a list of
3 every school in the city of
4 Philadelphia and have a list of all
5 of the zoning designations and then
6 parcel it out to the District
7 Councilmembers to get it done so
8 that we're effective and efficient
9 in the way that we operate. So
10 again, no blame game going on.

11 MS. BRUMBELOW BURNS:
12 You know what my team's going to be
13 working on right now.

14 COUNCILWOMAN BASS: Oh,
15 I'm so excited.

16 MS. BRUMBELOW BURNS: I
17 think they're watching this.

18 COUNCILWOMAN BASS: I
19 think that we're all so excited for
20 that. And we'd be happy to help in
21 any way that we can.

22 MS. BRUMBELOW BURNS:
23 And I do want to note there is a
24 particular challenge with schools,

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1 and we definitely ran into this
2 with the 3rd Council District and
3 the 4th Council District. The
4 schools purchased property. They
5 may have never consolidated the
6 properties. They may have been
7 deeded some land that doesn't
8 necessarily -- especially in
9 Council District 4 with Lankenau,
10 it was a property that had no
11 bounding streets that were legally
12 on the city plan. So we've been
13 having to work with Records as
14 doing a parcel realignment, and we
15 have to ask and request that the
16 parcel realignment be done first.
17 Then we have to go back and review
18 historic deeds.

19 So sometimes schools are
20 a particular challenge in mapping,
21 which is why these have taken --
22 these are why we had to ask you to
23 give us a little more time to make
24 sure we get the maps correct.

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1 COUNCILWOMAN BASS:

2 Okay. Chair recognizes
3 Councilmember Jones.

4 COUNCILMAN JONES: Thank
5 you, Madam Chair. And thank you
6 for reinforcing some of these
7 overlays.

8 My concern, I probably
9 most likely share with my colleague
10 in the 3rd when we start talking
11 about Robeson and it started down
12 the bottom, now real estate-wise,
13 it's at the top. When you look at
14 Lankenau, that was bucolic from the
15 beginning. But now, it wouldn't be
16 a bad place to put townhomes in.
17 Differences in property values
18 should not determine our urgency to
19 protect those sites.

20 If you look at Barry,
21 you know, nobody's talking about
22 Barry, but they're talking about
23 Overbrook Elementary, which has
24 come up in property values all

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1 around it. So as we look at
2 prioritizing these things, we
3 should do it with a sense of
4 urgency that, A, looks at where the
5 students want to go and, B, where
6 the developers should not go.

7 Thank you, Madam Chair.

8 COUNCILWOMAN BASS:

9 Thank you.

10 Chair recognizes
11 Councilmember Gauthier.

12 COUNCILWOMAN GAUTHIER:

13 Thank you, Madam Chair.

14 I'll add in and I also
15 did this type of zoning in the 3rd
16 District last Council session. And
17 for me, it was sort of twofold. It
18 was absolutely corrective. These
19 are schools and should be zoned as
20 such. But for me there was another
21 motive and that was focusing the
22 conversation. I was very dismayed
23 when the facilities plan was
24 finally unveiled to us the day

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1 before it went to the press, that I
2 did not understand the reason for
3 the closure recommendations.

4 And not only did I not
5 understand them, particularly as it
6 related to high-performing schools
7 like Robeson, like Lankenau, I
8 found it gross that this school
9 facilities conversation was mixed
10 with a real estate conversation
11 where the plan targeted several
12 schools that our children were
13 still sitting in for the
14 development of other facilities.

15 So to me, not only was
16 it corrective zoning, but it was
17 also to focus the conversation.
18 Because if we are talking about
19 facilities, we need to talk about
20 facilities and student success. We
21 don't need to be mixing that
22 conversation with speculative real
23 estate development. And so for me,
24 I took away that as a part of the

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1 conversation because it was
2 inappropriate from the beginning.

3 Thank you.

4 COUNCILWOMAN BASS:

5 Thank you, Madam -- thank you,
6 Councilmember.

7 Chair recognizes
8 Councilmember O'Neill.

9 COUNCILMAN O'NEILL:

10 Corrective zoning is really a good
11 thing. But protective zoning is
12 much better.

13 COUNCILWOMAN BASS: Yes.
14 Mic drop. Thank you, Councilman
15 O'Neill.

16 And I think that you can
17 guess from the panel here, the
18 sentiment of members of Council,
19 that we have some very challenging
20 times ahead, obviously with the
21 conversation around schools, but
22 the issue around housing and mixing
23 that with the closure of schools,
24 it just didn't make sense. It

1 doesn't make sense.

2 I know that that's not
3 really your lane, but what we're
4 trying to do is make sure that we
5 have the protective zoning in
6 place. These communities where
7 these schools exist in my district,
8 I'll speak for my district, folks
9 want them to remain as educational
10 institutions. Dropping basically a
11 whole neighborhood, because some of
12 these parcels are extremely large
13 pieces of real estate, but dropping
14 basically an entire neighborhood
15 into the fabric of an existing
16 community without any input from
17 the community itself is obviously a
18 no-go. So that's something that we
19 all stand very firm on, that I
20 stand very firm on I'll say. And
21 we look forward to having further
22 conversation.

23 We realize that it
24 hasn't been flushed all the way out

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1 by the Planning Commission. But
2 once it is, we're certainly willing
3 to come back to the table and have
4 those conversations, and I want to
5 make that clear.

6 MS. BRUMBELOW BURNS:

7 Thank you.

8 COUNCILWOMAN BASS:

9 Thank you.

10 MS. BRUMBELOW BURNS: I
11 needed a winter project.

12 COUNCILWOMAN BASS: Say
13 again?

14 MS. BRUMBELOW BURNS: I
15 needed a fall/winter project.

16 COUNCILWOMAN BASS: Yes.
17 Any additional conversation from
18 the panel?

19 (No response.)

20 COUNCILWOMAN BASS:

21 Okay. No. All right. Thank you.

22 Is there anyone else
23 here to testify on Bill No. 260342
24 whose name has not been called?

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1 (No response.)

2 COUNCILWOMAN BASS: No,
3 okay. Hearing none, I want to
4 thank the witness for her
5 testimony. And can we have the
6 Clerk please call the next panel to
7 testify on 260343.

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

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

15 MS. BRUMBELOW BURNS: I
16 am Paula Brumelow Burns, Director
17 of Legislation for the Philadelphia
18 City Planning Commission. I'm here
19 to testify on Bill No. 260343,
20 introduced into City Council on
21 April 16, 2026 by Councilmember
22 Bass. Bill No. 260343 proposes to
23 change the zoning of the former Ada
24 Lewis Middle School site from

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1 RSD-3, Residential Single-Family
2 Detached, to SP-CIV, Special
3 Purpose - Civic, Educational and
4 Medical.

5 The site is part of the
6 Awbury Superblock, an area with a
7 mix of residential and other
8 institutional uses in the Upper
9 Northwest Planning District. The
10 Philadelphia City Planning
11 Commission considered Bill No.
12 260343 at its meeting of May 21,
13 2026 and recommended that the bill
14 not be approved, noting concern
15 that the change could prolong
16 vacancy since the school district's
17 plans for the site remain
18 uncertain. I'll be happy to answer
19 any questions at this time.

20 COUNCILWOMAN BASS:

21 Thank you for your testimony.

22 Any questions from the
23 committee?

24 (No response.)

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1 COUNCILWOMAN BASS: And
2 seeing none, is there anyone here
3 to testify on Bill No. 260343?
4 Anyone else to testify on that
5 bill?

6 (No response.)

7 COUNCILWOMAN BASS:
8 Seeing none, thank you very much
9 for your testimony.
10 Madam Clerk, can we have
11 you call the next or the same
12 witness.

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

17 COUNCILWOMAN BASS: To
18 testify on Bill No. 260344. Please
19 state your name for the record and
20 then proceed.

21 MS. BRUMBELOW BURNS: I
22 am Paula Brumbelow Burns, Director
23 of Legislation for the Philadelphia
24 City Planning Commission. I am

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1 here to testify on Bill No. 260344,
2 introduced into City Council on
3 April 16, 2026 by Councilmember
4 Bass.

5 Bill No. 260344 proposes
6 to change the base zoning of
7 General Louis Wagner Middle School
8 site from RSD, Residential Single-
9 Family Detached, to SP-CIV, Special
10 Purpose - Civic, Educational and
11 Medical. The site is located on
12 Chelten Avenue in the West Oak Lane
13 section of the Upper Northwest
14 Planning District.

15 The Philadelphia City
16 Planning Commission considered Bill
17 No. 260344 at its meeting of May
18 21, 2026, and recommended that the
19 bill not be approved, noting
20 concern that the change could
21 prolong vacancy since the school
22 district's plans for the site
23 remain uncertain. I'll be happy to
24 answer any questions at this time.

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1 COUNCILWOMAN BASS:

2 Thank you for your testimony.

3 Any comments or
4 questions from the committee?

5 (No response.)

6 COUNCILWOMAN BASS: The
7 only thing I'll say is that the
8 school district doesn't have plans
9 for that and it's been vacant for
10 about 20 years now, so
11 unacceptable. But again, not you.
12 Thank you so much for your
13 testimony.

14 Is there anyone else
15 here to testify on Bill No. 260344?
16 Anyone else?

17 (No response.)

18 COUNCILWOMAN BASS: And
19 seeing none, thank you so much for
20 your testimony.

21 Will the Clerk please
22 call the first panel to testify on
23 Bill No. 260345.

24 THE CLERK: Paula

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

4 COUNCILWOMAN BASS:

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

7 MS. BRUMBELOW BURNS:

8 I'm Paula Brumbelow Burns, Director
9 of Legislation for the Philadelphia
10 City Planning Commission. I am
11 here to testify on Bill No. 260345,
12 introduced into City Council on
13 April 16, 2026 by Councilmember
14 Bass. Bill No. 260345 proposes to
15 change the base zoning of the
16 Fitler Academics Plus School site
17 from RSA-3, Residential Single-
18 Family Attached, to SP-CIV, Special
19 Purpose - Civic, Educational and
20 Medical.

21 The site is located in
22 the West Germantown neighborhood of
23 the Upper Northwest Planning
24 District and is owned by the City

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1 of Philadelphia. The Philadelphia
2 City Planning Commission considered
3 Bill No. 260345 at its meeting of
4 May 21, 2026 and recommended that
5 the bill not be approved, noting
6 concern that the change could
7 prolong vacancy since the school
8 district's plans for the site
9 remain uncertain. I'll be happy to
10 answer any questions at this time.

11 COUNCILWOMAN BASS:

12 Thank you for your testimony. And
13 seeing there are no questions from
14 the panel, is there anyone else
15 here to testify on Bill No. 260345?

16 (No response.)

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

20 Madam Clerk, please call
21 the first panel to testify on Bill
22 No. 260429.

23 THE CLERK: Paula
24 Brumbelow Burns, Director of

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1 Legislation for the Philadelphia
2 City Planning Commission.

3 COUNCILWOMAN BASS: Good
4 morning. Please state your name
5 for the record and proceed.

6 MS. BRUMBELOW BURNS: I
7 am Paula Brumbelow Burns, Director
8 of Legislation for the Philadelphia
9 City Planning Commission. I am
10 here to testify on Bill No. 260429,
11 introduced into City Council on
12 April 30, 2026 by Councilmember
13 Driscoll.

14 Bill No. 260429 proposes
15 changes to the zoning map for an
16 edge section of a Conrail right-of-
17 way near 2173 Butler Street, to
18 enable a trucking terminal
19 supporting construction,
20 demolition, salvage and reclamation
21 activities. The Philadelphia City
22 Planning Commission considered Bill
23 No. 260429 at its meeting of May
24 21, 2026 and recommended that the

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1 bill not be approved, expressing
2 concern about additional point-
3 source pollution and proximity to
4 nearby residential areas. I'll be
5 happy to answer any questions at
6 this time.

7 COUNCILWOMAN BASS:

8 Thank you for your testimony.

9 Any questions from the
10 committee?

11 (No response.)

12 COUNCILWOMAN BASS:

13 Okay. And seeing none, is there
14 anyone else here to testify on Bill
15 No. 260429?

16 (No response.)

17 COUNCILWOMAN BASS: And
18 seeing none as well, thank you very
19 much for your testimony.

20 Will the Clerk please
21 call the next panel to testify on
22 Bill No. 260462.

23 THE CLERK: Paula
24 Brumelow Burns, Director of

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1 Legislation for the Philadelphia
2 City Planning Commission.

3 COUNCILWOMAN BASS: Good
4 morning. Please state your name
5 for the record and please proceed.

6 MS. BRUMBELOW BURNS: I
7 am Paula Brumbelow Burns, Director
8 of Legislation for the Philadelphia
9 City Planning Commission. I'm here
10 to testify on Bill No. 260462,
11 introduced into City Council on May
12 7, 2026 by Councilmember Young.

13 Bill No. 260462 proposes
14 to remap parcels around Saint
15 Joseph's Preparatory School from a
16 current mix of residential and
17 commercial zoning to SP-CIV,
18 Special Purpose - Civic,
19 Educational and Medical. The bill
20 also proposes to create a subarea
21 within the /VDO, Fifth District
22 Overlay District to enable a
23 parking garage with a rooftop
24 athletic field and related campus

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1 improvements.

2 The Philadelphia City
3 Planning Commission considered Bill
4 No. 260462 at its meeting of May
5 21, 2026 and recommended the bill
6 for approval. I'll be happy to
7 answer any questions at this time.

8 COUNCILWOMAN BASS:

9 Thank you very much for your
10 testimony.

11 (Witnesses approached
12 witness table.)

13 COUNCILWOMAN BASS: Is
14 there anyone else here to testify
15 on Bill No. 260462? And I know
16 that the bill's sponsor is also in
17 attendance and is en route, I
18 believe, to this hearing.

19 Please state your name
20 for the record and proceed with
21 your testimony.

22 MR. MARINACCI: Good
23 morning.

24 COUNCILWOMAN BASS: Good

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1 morning.

2 MR. MARINACCI: Chairman
3 and members of the committee, good
4 morning to you. Thank you for
5 taking the time. My name is John
6 Marinacci, M-a-r-i-n-a-c-c-i, and
7 I'm the President of St. Joseph's
8 Preparatory School in Philadelphia.
9 We would also like to acknowledge
10 and thank Councilperson Young for
11 his sponsorship and support of Bill
12 No. 260462 and for his ongoing
13 support of St. Joseph's Prep.

14 The bill before you
15 today, if approved, would allow us
16 to execute the next stage of the
17 transformative renewal of our North
18 Philadelphia campus. It would
19 revamp the entire St. Joseph's Prep
20 campus, located between 17th Street
21 and 19th Street, from Girard Avenue
22 to South Street to the -- excuse
23 me, to the Civic, Institutional and
24 Medical, Special Purpose District

1 or SP-CIV.

2 The bill also amends the
3 5th District overlay to amend
4 certain development standards that
5 will apply only to the newly
6 created St. Joseph's Preparatory
7 School subarea. These standards
8 will allow for the construction of
9 a partially sunken parking garage
10 and rooftop athletic field. Before
11 diving into the details of the
12 project, I'd like to share more
13 about our institution, its
14 relationship with the City of
15 Philadelphia.

16 The Prep has a 175-year
17 history of educating young men from
18 across the Delaware Valley to
19 become men, formed with others, and
20 we are deeply committed to our
21 North Philadelphia neighborhood.
22 Following a devastating fire in
23 1966, the Prep was offered land to
24 move to the Main Line but chose to

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1 remain in the city because of the
2 opportunities it presents to our
3 students.

4 Today 935 students from
5 180 zip codes attend the Prep where
6 they receive an excellent education
7 both in and out of the classroom.
8 St. Joseph's Prep is renewing our
9 commitment to Philadelphia and is
10 planning a major renovation of our
11 campus that will greatly impact our
12 students and the surrounding
13 neighborhood. Our vision is to
14 create a campus courtyard that
15 presents academic, social and
16 spiritual opportunities, a native
17 plantings garden that will serve as
18 an educational resource, a multi-
19 purpose athletic field and a
20 parking facility that enhances
21 safety and security for the entire
22 community.

23 Developing a multi-
24 purpose athletic field will address

1 a major challenge that has existed
2 at the Prep for generations. For
3 the first time in the history of
4 the school, a student will be able
5 to walk across 18th Street and
6 experience the convenience of an
7 on-campus field to practice, play
8 or watch a home game.

9 A new parking facility
10 located under the field will
11 address a major parking challenge
12 by significantly increasing the
13 number of spaces available to
14 students and faculty and removing
15 cars from local streets.
16 Continuing our long tradition of
17 active neighborhood involvement, we
18 have drafted these plans with the
19 community in mind.

20 Today our indoor
21 facilities are utilized by multiple
22 community organizations and we
23 regularly host grocery giveaways
24 and gatherings that benefit our

1 neighborhoods, along with youth
2 sports organizations. This project
3 will enhance those opportunities
4 and while addressing safety with
5 parking issues.

6 With the help of
7 Councilmember Young, we have hosted
8 community meetings with members of
9 our community to receive and
10 incorporate feedback on the
11 project. We're very appreciative
12 of their ongoing support for the
13 Prep in this project. The \$100
14 million project itself will be
15 privately funded.

16 In April of this year,
17 St. Joseph's Prep announced an
18 historic gift that will be used to
19 advance the Prep's mission and help
20 transform our campus. Of the \$73
21 million gift received, 29 million
22 will be used to fully fund 20
23 low-income student scholarships per
24 grade. For the next 15 years, 37

Committee on Rules

1 million will be used for the campus
2 project, which will benefit the
3 neighborhood by removing the
4 blighting influence of numerous
5 empty lots and dilapidated
6 structures, allow for the expansion
7 of the Prep's ongoing tradition of
8 partnering with the local community
9 and provide access to modern, clean
10 and secure recreational facilities.

11 We respectfully request
12 the committee's support for Bill
13 No. 260462, which would allow the
14 Prep to bring this vision to
15 reality. We appreciate your
16 consideration and are happy to
17 answer any questions the committee
18 may have. Thank you.

19 COUNCILWOMAN BASS:

20 Thank you for your testimony.

21 Mr. McClure, can you
22 hold for one second. I do want to
23 recognize the author of the bill.

24 Chair recognizes

Committee on Rules

1 Councilmember Young.

2 COUNCILMAN YOUNG: Thank
3 you, Madam Chair.

4 I just want to say for
5 the record, for the members of the
6 committee, that my office has been
7 working with St. Joe's Prep
8 throughout the duration of this
9 process. We have met with
10 community members and that
11 conversation is still ongoing. But
12 we believe that there is enough
13 support in the community to move
14 this project forward today and ask
15 that you vote favorably to push
16 this bill out of committee today.

17 The Prep has been an
18 institution in North Philly that
19 has given back to the community.
20 And we want people to know that
21 this project does not displace
22 anyone. For the most part, the
23 Prep owns all the properties that
24 are -- or in conversations to own,

Committee on Rules

1 every property that is in the
2 footprint of this new plan. So
3 there are no residents being forced
4 out or pushed out. And I can tell
5 you that every transaction that the
6 Prep has engaged in with property
7 owners have been arm's length
8 transactions where folks were
9 fairly compensated for their
10 properties.

11 COUNCILWOMAN BASS:

12 Thank you, Councilmember.

13 Appreciate it.

14 COUNCILMAN YOUNG: Thank
15 you, Madam Chair.

16 COUNCILWOMAN BASS:

17 Okay. Chair recognizes
18 Councilmember O'Neill.

19 COUNCILMAN O'NEILL:

20 First, I'd like to thank
21 Councilmember Young. He's probably
22 been more involved with the Prep
23 than any of the other 5th District
24 members since I've been here, and

1 that only goes back 12 terms so I
2 want to recognize that. But I was
3 a junior when the fire happened.
4 So my last year and a half was
5 spent in cafeterias becoming
6 classrooms and everything.

7 And so, the fact that we
8 stayed, the fact that we're now
9 reaching our full potential, it's a
10 miracle. And I also congratulate
11 you on good counsel here. I
12 understand he had a pretty good
13 high school education. So it's
14 good choices all around and just
15 want to say a first-class
16 institution and it's just even
17 getting better. I don't know how
18 you get better in first class, but
19 somehow you're managing. So
20 congratulations.

21 And thank you,
22 Councilman.

23 MR. MARINACCI: Thank
24 you, Councilman Young. Thank you,

Committee on Rules

1 Councilman O'Neill.

2 COUNCILWOMAN BASS:

3 Thank you, Councilmember O'Neill.

4 Chair recognizes

5 Majority Leader Gilmore Richardson.

6 COUNCILWOMAN GILMORE

7 RICHARDSON: Thank you. Thank you
8 very much, Madam Chair. And thank
9 you so much to our 5th District
10 Councilmember, Councilmember Young,
11 and for all of your work on this
12 project.

13 I wanted to have the
14 opportunity to review the prepared
15 testimony, so I apologize. I was
16 trying to hear what you were
17 stating, but I didn't have it in
18 the book. It stated here that it's
19 a \$100 million project, privately
20 funded, and you all will fund 20
21 low-income student scholarships per
22 grade for the next 15 years. Will
23 all of these low-income student
24 scholarships be from young people

Committee on Rules

1 who live in the city of
2 Philadelphia?

3 MR. MARINACCI: That's
4 not a stipulation of the
5 scholarship. They tend -- so the
6 funder already sponsors 15 students
7 a year. So this 20 is in addition
8 to. And all of them come from
9 inside of the -- I don't want to
10 misspeak. The vast majority of it
11 comes from inside of the school.
12 We are currently 41% from inside
13 Philadelphia County in terms of our
14 population right now as it stands.

15 COUNCILWOMAN GILMORE
16 RICHARDSON: Okay. I just wanted
17 to add, particularly for the young
18 people who live in and around that
19 19121 zip code, I had an
20 opportunity to visit St. Joe's Prep
21 recently and thought it was a
22 really wonderful campus. I was
23 there to utilize some of the
24 existing athletic facilities

1 actually with my son, who's a part
2 of a wrestling program. And we
3 were there for a wrestling match
4 over the weekend so I was able to
5 see the facilities.

6 Lastly, I wanted to ask
7 about the numerous empty lots and
8 the dilapidated structures that you
9 referenced. Is that mostly on the
10 side streets, like closer to Cabot
11 and 18th? And just talk to us
12 about what you all are going to do
13 there.

14 MR. MARINACCI: Yes. So
15 currently from Stiles Street to
16 combat between 18th and 19th, there
17 are structures that have been empty
18 for some time. We own a good
19 number of those structures. There
20 are empty lots or structured
21 parking lots that we own. Okay.
22 And by structured, I mean paved and
23 lined and things along those lines.
24 Those would be incorporated into

1 the footprint of this project.

2 So the project would go
3 to -- the construction itself would
4 go to the south side of Cabot
5 Street. So it would cross Stiles
6 and go all the way up to Cabot,
7 yes, that's correct. And then on
8 the north side of Cabot, we will
9 have owned by the time we start a
10 majority of the lots there, and
11 it's something we've been talking
12 with the Councilperson about and
13 people in the neighborhood about,
14 what our neighborhood needs and an
15 ability to do something, whether it
16 be a playground or a green space or
17 something along those lines, either
18 there or on another property that
19 we owned on the east side of
20 campus, what makes sense to partner
21 and provide something for the
22 neighborhood as well.

23 COUNCILWOMAN GILMORE

24 RICHARDSON: Great, great. Well, I

Committee on Rules

1 want to thank Councilmember Young
2 for working with the community on
3 this project and also for
4 responding to my question relative
5 to ensuring that no one would be
6 displaced as a result of this
7 project. So thank you very, very
8 much.

9 COUNCILMAN O'NEILL: I
10 have one comment.

11 COUNCILWOMAN BASS:
12 Chair recognizes Councilmember
13 O'Neill.

14 COUNCILMAN O'NEILL:
15 Thanking you and your good judgment
16 with counsel. And I see
17 Mr. Azouri(ph), who's filled me in
18 as if I'm at the project. And
19 while he's not a Prep grad, he's
20 Jesuit-trained. So a little
21 Scranton area, I believe, somewhere
22 up that way. But he's excellent.
23 Thank you.

24 MR. McCLURE: Madam

Committee on Rules

1 Chair, may I add something?

2 COUNCILWOMAN BASS:

3 Matthew, you want to go ahead and
4 do your testimony so we can have it
5 on the record and then we'll go
6 back to questions.

7 MR. McCLURE: Sure. I
8 apologize. Madam Chair, members of
9 the committee, Councilperson Young,
10 thank you so much. Matt McClure
11 from Ballard Spahr here on behalf
12 of St. Joseph's Preparatory School.
13 One quick point of order just to
14 bring up. There is an amendment we
15 have just to remind you of the
16 legislation. The maps were not
17 introduced when the bill was
18 introduced. So there's an
19 amendment which is the maps to the
20 bill, because the bill does both of
21 remapping to SP-CIV as well as the
22 technical amendments to the 5th
23 District Council Overlay. But if
24 there's any other technical

Committee on Rules

1 questions, I'm available.

2 COUNCILWOMAN BASS:

3 Thank you so much for your
4 testimony.

5 Chair recognizes
6 Councilmember Jones.

7 COUNCILMAN JONES: Thank
8 you so very much, Madam Chair.

9 Matt, you are well-
10 acquainted with institutional
11 development and its impact on
12 surrounding neighborhoods. I
13 referenced St. Joe's and thank you
14 for being a part of that
15 discussion. What I would ask is
16 what is and maybe a map of a four
17 square-block area of the
18 residential properties? What is
19 the percentage of residents that
20 own those properties versus the
21 institution?

22 MR. McCLURE: This is a
23 fairly unique situation. The main
24 parking lots that are between Ridge

1 Avenue, Stiles Street and 18th
2 Street are actually zoned CMX-3,
3 which is probably pretty
4 inappropriate for the community.
5 The Prep itself is zoned primarily
6 CMX-3, including the Jesuit Church,
7 which makes no sense whatsoever.

8 The properties north of
9 Stiles Street to the south side of
10 Chabot are zoned a combination of
11 RM-1, which is right on 19th Street
12 and then the rest are RSA-5. The
13 vast majority of them, other than
14 two structures right now, are owned
15 by the St. Joseph's Preparatory
16 School. One is under contract and
17 the other is about to be under
18 contract. So, yes, we are rezoning
19 to SP-CIV. Yes, there's
20 residential to the north side of
21 Chabot. Vast majority of that is
22 already owned by the Prep.

23 But at the end of the
24 day, compared to SP-CIV, we believe

Committee on Rules

1 that this is a more appropriate
2 remapping for the community. If
3 anyone knows, and I'm sure
4 Councilman O'Neill knows obviously,
5 that CMX-3 has very few protections
6 for the community. SP-CIV was
7 really --

8 COUNCILMAN O'NEILL: I
9 have none in my district.

10 MR. McCLURE: None in
11 your district. But SP-CIV is a
12 great district because it
13 recognizes that we have all
14 throughout Philadelphia educational
15 institutions that need to grow.
16 Yes, the dimensional requirements
17 are different than residential, but
18 they're not CMX-3. They're not
19 SP-INST. They are designed for
20 neighborhood-based institutions
21 like the Prep.

22 So with that, I applaud
23 Councilman Young for the remapping
24 for St. Joe's Prep because it's in

Committee on Rules

1 keeping with what the neighborhood
2 is in the planning. So we think
3 that is good.

4 COUNCILMAN JONES:

5 Member Young, what I'm trying to
6 get to, if this is a map of the
7 Prep four blocks each way, how many
8 residents still own those
9 properties, and for you to make
10 sure they are well aware of any tax
11 abatements? So, yeah, we want
12 their property values to go up, but
13 not their tax obligations.

14 COUNCILMAN YOUNG: If I
15 may, Councilmember, thank you for
16 that. So this area again, as Mr.
17 McClure mentioned, is a mix between
18 RM-1 and RSA-5. So there are a
19 number of homeowners in this area.
20 There are some special developments
21 that happened in this area where
22 the homes are unique, where there
23 are all homeowners there, and then
24 the RM-1 buildings where there is a

Committee on Rules

1 mix of apartment owners as well.
2 So there's a good mix in this area.
3 There's some new
4 construction development that's
5 happening in this area, so this
6 area has experienced a tad bit of
7 gentrification. But it's a mix of
8 homeowners, long-term homeowners,
9 some new homeowners and some
10 renters in this area. And also,
11 most of the renters that are in
12 this area have come from Temple
13 University area that has been
14 pushed down toward that way. So I
15 would call it a nice mix of a
16 community where the Prep is. So
17 this project would not have too
18 much of a negative impact on the
19 homeowners who live in this area
20 just because of the footprint of
21 where this is and how the Prep
22 already operates.

23 The traffic studies have
24 been done to show where vehicular

1 traffic will travel in and around
2 this particular area. So it will
3 not have too much of an impact on
4 the actual homeowners who reside
5 typically to the -- it would be to
6 the east of where the Prep is, to
7 the northeast where the Prep is.

8 COUNCILMAN JONES: So I
9 would only say you're getting your
10 money's worth, Mr. McClure. As a
11 matter of fact, if you could
12 increase, you should increase it.

13 MR. MARINACCI: And just
14 on the north side of Cabot, there
15 are no residents there. There's
16 actually nobody residing there. So
17 even the boundary to the north of
18 where we would be doing
19 construction --

20 COUNCILMAN JONES: Could
21 you provide the Chair a map of
22 where the Prep intersects with
23 residential?

24 MR. McCLURE: I think

1 the closest area where St. Joe's
2 Prep intersects with residential is
3 where the back of the Jesuit is.
4 So the Jesuit, which is the giant
5 Jesuit Baroque facility -- I know
6 well because my boys are graduates
7 of St. Joe's Prep and we go there
8 for mass a lot. So on the north
9 side of the church is Cabot Street.

10 Across the street from
11 Cabot Street, there are residences.
12 But again, right now that structure
13 is zoned CMX-3. It's going to be
14 remapped to SP-CIV under this
15 legislation. It is historically
16 protected. Nothing is changing
17 there. So it's more just to make
18 sure that the uses that are allowed
19 by SP-CIV are consistent. I mean,
20 there are things in CMX-3 that are
21 inappropriate for this site
22 use-wise, and there are things in
23 SP-CIV that you want for this site
24 because it is an institutional use.

Committee on Rules

1 And one of the things
2 that was very important is that
3 there was a text amendment last
4 year that Council approved that
5 allowed for modification of SP-CIV
6 to have for religious activity.
7 Believe it or not, SP-CIV
8 originally did not allow for
9 religious assembly and now it does.
10 It makes it a perfect fit for the
11 Prep here.

12 COUNCILMAN YOUNG: One
13 more question.

14 COUNCILWOMAN BASS:
15 Chair recognizes Councilmember
16 Young.

17 COUNCILMAN YOUNG: Thank
18 you. I do have a question. So
19 St. Joe's Prep is definitely known
20 for its sports programs,
21 particularly football, right. It's
22 akin to some college football. Can
23 you talk to us publicly about what
24 will happen on this new facility?

Committee on Rules

1 Are you going to have varsity games
2 here? What varsity programs will
3 be using this? Is there
4 opportunity for community to use
5 this space and things like that?

6 MR. MARINACCI:

7 Certainly, yes. Thank you,
8 Councilman. We will not have
9 varsity football games there
10 because it would be too much of a
11 stress on the neighborhood, to be
12 quite honest. We have several
13 thousand people come to our home
14 varsity football games, at the
15 moment anyway. So if Prep football
16 continues to have the success it
17 does, that would be too much of a
18 stress on the neighborhood.

19 The other uses of the
20 field for the Prep would be
21 practicing varsity football,
22 undersquad contests for football,
23 JV and freshman, lacrosse at all
24 levels because that is a very

1 manageable number, soccer at all
2 levels, varsity, JV and freshman,
3 because those are manageable
4 numbers that match the size of the
5 facility that we have. Rugby,
6 again similar, ultimate Frisbee and
7 any other outdoor practice-type
8 activities that go along with it.

9 As far as the community
10 is concerned, we already have
11 partnerships with organizations
12 that use our inside facility that
13 are field sports. We would
14 continue those. So SWAG is a North
15 Philadelphia soccer program for
16 youth. They use our indoor
17 facilities. We would have them use
18 our outdoor facilities as well. We
19 work right now with Blackhawk
20 Football, partner with them at
21 Cecil B. Moore. There's
22 opportunity for them to come. And
23 then we host events like a flag
24 football league for our -- our RCO

Committee on Rules

1 has an organization that has a flag
2 football league that we currently
3 do on a roof play space. They
4 would be able to move out to the
5 turf opportunities along those
6 lines for us. A Halloween trunk or
7 treat, that would happen there in
8 the courtyard. So those
9 opportunities would continue and be
10 enhanced.

11 COUNCILWOMAN BASS:

12 Okay. Any additional questions?

13 COUNCILMAN YOUNG: Thank
14 you, Madam Chair.

15 COUNCILWOMAN BASS:

16 Okay. All right.

17 And seeing there are
18 none, is there anyone else here to
19 testify on Bill No. 260462?

20 (No response.)

21 COUNCILWOMAN BASS:

22 Okay. And seeing none, thank you
23 very much for your testimony today.

24 MR. MARINACCI: Thank

Committee on Rules

1 you.

2 COUNCILWOMAN BASS:

3 Being that there are no further
4 witnesses, we will now proceed with
5 taking public comment.

6 Is there anyone here in
7 chambers that wishes to testify
8 before the committee today?

9 (No response.)

10 COUNCILWOMAN BASS:

11 Okay. Seeing none, this concludes
12 the public hearing. We'll now go
13 into a public meeting to consider
14 the action to be taken on the bills
15 before the committee today.

16 Madam Clerk, can we have
17 a quorum check?

18 THE CLERK: Chair member
19 Bass.

20 COUNCILWOMAN BASS:

21 Present.

22 THE CLERK: Member

23 Jones.

24 COUNCILMAN JONES:

Committee on Rules

1 Present.

2 THE CLERK: Member

3 Gilmore Richardson.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Present.

6 THE CLERK: Member

7 Gauthier.

8 COUNCILWOMAN GAUTHIER:

9 Present.

10 THE CLERK: Member

11 O'Neill.

12 COUNCILMAN O'NEILL:

13 Present.

14 THE CLERK: Vice-Chair

15 member Squilla.

16 (No response.)

17 THE CLERK: Member

18 Thomas.

19 (No response.)

20 COUNCILWOMAN BASS: Okay.

21 Thank you. And for the record, a
22 quorum of the Committee is present.

23 Chair now recognizes

24 Councilmember Gilmore Richardson

Committee on Rules

1 for a motion on the amendment to
2 Bill No. 260462.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Thank you, Madam
5 Chair.

6 I move that the
7 amendment to Bill No. 260462 be
8 reported from this committee with a
9 favorable recommendation.

10 (Duly seconded.)

11 COUNCILWOMAN BASS:

12 Thank you. It's been moved and
13 properly seconded that the
14 amendment to Bill No. --

15 COUNCILWOMAN GILMORE

16 RICHARDSON: Hold on. Wait, wait.
17 Hold on one second. I got it.

18 COUNCILWOMAN BASS:

19 Okay. We're going to run that
20 again. Thank you. So we're going
21 to run that back.

22 COUNCILWOMAN GILMORE

23 RICHARDSON: Okay.

24 COUNCILWOMAN BASS: The

Committee on Rules

1 Chair now recognizes Majority
2 Leader Kathy Gilmore Richardson for
3 a motion on the amendment to Bill
4 No. 260462.

5 COUNCILWOMAN GILMORE

6 RICHARDSON: I offer an amendment
7 to Bill No. 260462. A copy of the
8 amendment has been circulated to
9 all members of the committee. And
10 I move that the amendment to Bill
11 No. 260462 be adopted.

12 (Duly seconded.)

13 COUNCILWOMAN BASS:

14 Thank you. It's been moved and
15 properly seconded that the
16 amendment to Bill No. 260462 be
17 adopted.

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

21 (Aye.)

22 COUNCILWOMAN BASS: Any
23 nays?

24 (No response.)

Committee on Rules

1 COUNCILWOMAN BASS: The
2 ayes have it. The motion carries.
3 And the amendment to Bill No.
4 260462 has been adopted.

5 The Chair now recognizes
6 Majority Leader Kathy Gilmore
7 Richardson for motion on Bill Nos.
8 260342, 260343, 260344, 260345,
9 260249, 260462 as amended.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Thank you, Madam
12 Chair.

13 I move that Bill Nos.
14 260342, 260343, 260344 --

15 COUNCILWOMAN BASS: Hold
16 on. All right. Starting from the
17 top, the Chair now recognizes
18 Council Majority Leader Gilmore
19 Richardson for a motion on Bill
20 Nos. 260342, 260343, 260344,
21 260345, 260429, 260462 as amended.

22 COUNCILWOMAN GILMORE

23 RICHARDSON: Thank you, Madam
24 Chair.

Committee on Rules

1 I move that Bill Nos.
2 260342, 260343, 260344, 260345,
3 260429 and 260462 as amended be
4 reported from this committee with a
5 favorable recommendation and
6 further move that the rules of
7 Council be suspended as to permit
8 first reading of this bill at the
9 next session of Council.

10 (Duly seconded.)

11 COUNCILWOMAN BASS: It's
12 been moved and properly seconded
13 that Bill Nos. 260342, 260343,
14 260344, 260345, 260429 and 260462
15 as amended be reported from this
16 committee with a favorable
17 recommendation and further move
18 that the rules of Council be
19 suspended to permit first reading
20 on this bill -- on these bills at
21 the next session of Council.

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

Committee on Rules

1 (Aye.)

2 COUNCILWOMAN BASS: Is

3 there anyone opposed?

4 (No response.)

5 COUNCILWOMAN BASS: The

6 ayes have it and the motion

7 carries.

8 And if there are no

9 additional remarks from the

10 Committee or our guests, this

11 concludes the business of the

12 Committee on Rules for today.

13 Thank you all very much for your

14 attendance.

15 COUNCILWOMAN GILMORE

16 RICHARDSON: Thank you, Madam

17 Chair.

18 COUNCILMAN JONES: Thank

19 you, Madam Chair.

20 - - -

21 (Committee on Rules

22 11:00 a.m.)

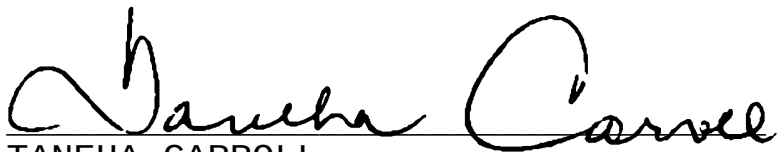
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24

Committee on Rules

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

(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.)

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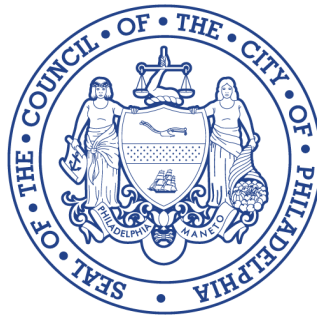
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City of Philadelphia

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



Meeting Agenda

Tuesday, September 29, 2026

10:00 AM

Room 400, City Hall

Committee on Rules

The hearing, open to the public, will hear testimony on the following items:

260342 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by East Washington Lane, Crittenden Street, East Tulpehocken Street, East Haines Street, and Ardleigh Street.

Attachments: [Bill No. 26034200](#)

260343 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by East Washington Lane, Stenton Avenue, East Haines Street, and Ardleigh Street.

Attachments: [Bill No. 26034300](#)

260344 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by N. 18th Street, Colonial Street, N. 17th Street and Cheltenham Avenue.

Attachments: [Bill No. 26034400](#)

260345 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by West Seymour Street, Knox Street, West Logan Street and Keyser Street.

Attachments: [Bill No. 26034500](#)

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

Attachments: [Bill No. 26042900](#)

260462 An Ordinance To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Thompson Street, 17th Street, Girard Avenue, Ridge Avenue, 19th Street, Cabot Street, and 18th Street, and amending Section 14-500 of The Philadelphia Code, entitled “Overlay Zoning Districts” by amending Section 14-529, entitled “VDO, Fifth District Overlay District,” all under certain terms and conditions.

Attachments: [Bill No. 26046200](#)

Immediately following the public hearing, a meeting of the Committee on Rules, open to the public, will be held to consider the action to be taken on the above listed items. Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall or at <https://phila.legistar.com/>.