

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES OCTOBER 19, 2023

PRESENT:

Joseph Syrnick, Chair

Garlen Capita

Tavare Brown

Aubrey Powers

Ximena Valle

Michael Johns

Eleanor Sharpe

Anne Nadol

Martine DeCamp

NOT PRESENT:

Maria Gonzalez

Patrick Eiding

Cheryl Gaston

*Chairman Syrnick called the Philadelphia City Planning Commission to order at 1:00 p.m.*

*David Fecteau, of the Philadelphia City Planning Commission, (PCPC) – introduced the Zoom platform and remote City Planning Commission process. We are hosting this meeting on Zoom. We may also have some people join us by phone.*

*During today's meeting, each agenda item will be presented by a member of the staff. Following each presentation, the Chair will ask the Commissioners for questions or comments. The Chair will then ask the audience for questions and comments. After that, the Commissioners will finish their discussion and vote.*

*Those of you who are joining us on Zoom will have two options to ask questions and comments. If you would like to speak, click, or tap on the "RAISE HAND" button on the menu bar on the bottom of your screen at any time during the agenda item. You will be called on and will have the opportunity to speak to the Commission and the audience.*

*If you prefer to type your question or comment, click, or tap on the "Q&A" button on the menu bar at the bottom of your screen at any time during the agenda item. Once all attendees have had an opportunity to speak, I will read out loud any written questions and comments that have been posted to the Q&A.*

*For those joining by phone, we're unable to take spoken testimony, however, you can email your questions and/or comments to the Commission at [Planning@phila.gov](mailto:Planning@phila.gov). This meeting will be recorded and posted to our website.*

*Mr. Fecteau turned the meeting over to the Commission Chair, to begin the meeting.*

**1. Action Item: Approval of the Meeting Minutes for March 16, April 20, May 18, June 8 and June 15, 2023.**

Seeing no questions or comments from the Commission, Chairman Syrnick asked for a motion to approve the meeting minutes (00:03:34).

March 16, 2023

*Motion duly made by Commissioner Capita and seconded by Commissioner Johns to approve the Meeting Minutes from March 16, 2023.*

*Motion carried unanimously to approve the March 16<sup>th</sup> Meeting Minutes (7-0).*

April 20, 2023

*Motion duly made by Commissioner Johns and seconded by Commissioner Brown to approve the Meeting Minutes from April 20, 2023.*

*Motion carried unanimously to approve the April 20<sup>th</sup> Meeting Minutes (7–0).*

May 18, 2023

*Motion duly made by Commissioner Johns and seconded by Commissioner Sharpe to approve the Meeting Minutes from May 18, 2023 (00:05:00).*

*Motion carried unanimously to approve the May 18<sup>th</sup> Meeting Minutes (7–0).*

June 8, 2023

*Motion duly made by Commissioner Johns and seconded by Commissioner Sharpe to approve the Meeting Minutes from June 8, 2023.*

*Motion carried unanimously to approve the June 8<sup>th</sup> Meeting Minutes (7–0).*

June 15, 2023

*Motion duly made by Commissioner Valle and seconded by Commissioner Powers*

*Motion carried to approve the June 15<sup>th</sup> Meeting Minutes (5–2).*

*Due to absentee, Commissioner Johns and Commissioner Capita abstained.*

## **2. Deputy Executive Director's Update.**

### Next Civic Design Review Meeting

- Tuesday, November 7<sup>th</sup> at 1:00 p.m.

### Next City Planning Commission Meeting

- Thursday, November 16<sup>th</sup> at 1:00 p.m.

Martine DeCamp welcomed new Planning Commission staff Community Initiatives Specialist Jada Ackley.

Ms. DeCamp announced the following staff position changes: Eleanor Sharpe to Acting Director of the Department of Planning and Development, Martha Cross to Acting Deputy Director of the Department of Planning and Development, and former Deputy Director Martine DeCamp to Interim Executive Director of the Philadelphia City Planning Commission. Additionally, Alex Smith to Director of Art and Design and Director of the Philadelphia Art Commission. Mr. Smith replaced former Director of Art and Design Beige Berryman, who excepted a new role as the Administrator of the Office of Planning and Economic Development in Saratoga Springs, NY. Ms. DeCamp expressed well wishes to Beige Berryman and welcomed Alex Smith in his new role. Mason Austin position was changed to Director of Transportation, and Michael Gall to North Delaware District Planner.

- i. Items in Accord with Previous Policy
  - i. Zoning Bill No. 230626: Amending Title 14 of the Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-700 of The Philadelphia Code, entitled "Development Standards," by revising bulk and massing controls within CMX-4 and CMX-5 zoning districts, all under certain terms and conditions. Introduced by Councilmember Squilla on September 21, 2023.
  - ii. Zoning Bill No. 230585: Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Johnson Street, Germantown Avenue, Rittenhouse Street, and Wissahickon Avenue, all under certain terms and conditions. Introduced by Councilmember Bass on September 14, 2023.
  - iii. Zoning Bill No. 230629: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Herman Street, Baynton Street, Walnut Lane, and Germantown Avenue. Introduced by Councilmember Bass on September 21, 2023.
  - iv. Streets Bill No. 230652: Amending Section 2 of an Ordinance (Bill No. 170086) approved May 22, 2017, entitled "An Ordinance Authorizing the revision of lines and grades on a portion of City Plan No. 269 by relocating portions of the houselines and curblines of Convention Avenue, from Thirty-Fourth Street to Health Sciences Drive, and placing on the City Plan two rights of way for drainage purposes within the vicinity of the intersection of Convention Avenue and Health Sciences Drive and authorizing acceptance of the grant to the City of the said rights of way for drainage purposes, all under certain terms and conditions, including the dedication to the City of the beds of the areas proposed to be placed on City Plan as portions of Convention Avenue," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Gauthier on September 28, 2023.

Staff recommendation is for approval for Bill No. 230626, 230585, 230629, and 230652.

II. Items for Administrative Approval

- i. Streets Bill No. 230573: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 635 W. Girard Avenue, Philadelphia, PA. 19123, under certain terms and conditions. Introduced by Councilmember Jones for Council President Clarke on September 14, 2023.
- ii. Streets Bill No. 230580: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 817 Christian Street, Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmember Squilla on September 14, 2023.
- iii. Streets Bill No. 230581: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1524 S. 10th Street, Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmember Squilla on September 14, 2023.
- iv. Streets Bill No. 230582: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 2301 East Albert Street, Philadelphia, PA 19125, under certain terms and conditions. Introduced by Councilmember Squilla on September 14, 2023.
- v. Streets Bill No. 230622: Authorizing encroachments in the nature of a sidewalk café in the vicinity of 4629-4631 Baltimore Avenue, all under certain terms and conditions. Introduced by Councilmember Gauthier on September 21, 2023.
- vi. Streets Bill No. 220623: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 701 S. 50th Street, Philadelphia, PA 19143, under certain terms and conditions. Introduced by Councilmember Gauthier on September 21, 2023.
- vii. Streets Bill No. 220624: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 4430 Pine Street, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on September 21, 2023.

Staff recommendation for each of the Streets Bills are for administrative approval.

Ms. DeCamp announced that Vice Chair Syrnick has agreed to serve as Chair at the Commission meetings for the remainder of the year and expressed appreciation.

**3. Action Item: Redevelopment Agreement with New Courtland Elder Services for 3030 N 20<sup>th</sup> Street, in the Tioga Redevelopment and Urban Renewal Areas, to allow for construction of 48 dwelling units and a commercial and light industrial building. (Presented by Nathan Grace).**

The property located at 3030 N. 20th Street is zoned I-1. The Applicant is seeking to amend the Tioga Redevelopment Area Plan's Proposed Zoning and Proposed Land Use maps to residential, commercial, and light industrial to help facilitate the proposed residential and commercial development. The development will be in two phases and include forty-eight (48) senior dwelling units, a grocery store and a food distribution warehouse.

The property has been vacant for 10 (ten) plus years.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Syrnick asked for a motion on part A – Amendment to the Tioga Redevelopment Area Plan ~~(00:18:34)~~–(00:27:01)

*Motion duly made by Commissioner ~~Johns~~ Commissioner Sharpe and seconded by Commissioner ~~Sharpe~~ Commissioner Capita to accept staff recommendation for approval of part A.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval of part A – Amendment to the Tioga Redevelopment Area Plan (7-0).*

Seeing no questions and comments from the Commission or Public, Chairman Syrnick asked for a motion on part B – Redevelopment Agreement (00:27:44).

*Motion duly made by Commissioner ~~Sharpe~~ Commissioner Johns and seconded by Commissioner ~~Brown~~ Commissioner Capita to accept staff recommendation for approval of part B – Redevelopment Agreement.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval of part B – Redevelopment Agreement (7-0).*

- 4. Action Item: Redevelopment Agreement with North 40th Street LP for 644, 818, 827, 830, 843, 847, 849, 851, 865 and 867 N 40th Street in the 44th and Aspen, Sarah Allen and West Philadelphia Urban Renewal Areas and Redevelopment Areas for construction of 40 affordable housing units. (Presented by Brian Wenrich).**

North 40th Street LP as developer of for 644, 818, 827, 830, 843, 847, 849, 851, 865 and 867 N 40th Street plans to build for construction of 40 affordable housing units. Developer to construct eight buildings totaling 50,150 square feet containing for ty (40) units of affordable rental housing (the " Units " ) comprised of eleven ( 11 ) one - bedroom units , twenty (20) two -bedroom units and nine (9) threebedroom units, of which four (4) units will be rented to households at or below thirty percent (30 % ) of the median family income ( " AMI " ) for the area, and thirty - six (36) units at or below sixty percent (60%) AMI as determined by the U.S. Department of Housing and Urban Development. The properties are located within 44th and Aspen, Sarah Allen and West Philadelphia Urban Renewal Areas and Redevelopment Areas.

The proposed project will require a variance from the Zoning Board of Adjustment. The City of Philadelphia will support this proposal using funding from the Commonwealth. The proposal is in accord with the West District Plan.

Staff recommendation is for approval for two separate actions.

*Questions and comments from the Commission (00:22:48).*

Commissioner Johns asked about the timeline for construction of the project.

*Questions and comments from the Public (00:23:50).*

Mr. Gilmore inquired about any displacement.

Seeing no further questions and comments from the Commission or Public, Chairman Syrnick asked for a motion for part A (00:24:31).

*Motion duly made by Commissioner Nadol and seconded by Commissioner Capita to accept staff recommendation for approval of part A – Amendment to the Mantua Redevelopment Area Plan.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval (7-0).*

Seeing no further questions and comments from the Commission or Public, Chairman Syrnick asked for a motion for part B (00:25:52).

*Motion duly made by Commissioner Sharpe and seconded by Commissioner Brown to accept staff recommendation for approval of part B – Redevelopment Agreement.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval (7-0).*

*Martine DeCamp mentioned that the previous item presented by Nathan Grace also required two actions from the Commission (00:26:46).*

5. **Action Item: Zoning Bill No. 230574: To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "Brewerytown-Sharswood Overlay Subarea," all under certain terms and conditions. Introduced by Councilmember Jones for Council President Clarke on September 14, 2023. (Presented by David Fecteau).**

This Bill is intended to introduce height limits for residential development in portions of five neighborhoods. The Council office will create a new subarea within the /VDO Fifth District Overlay.

The Bill cannot be enforced. The height provisions in this bill conflict with those in the Strawberry Mansion /NCO. The goal of this bill could be partially achieved through rezoning residential blocks to RSA-6 Residential Single-Family, which has a two-story height limit.

Staff recommendation is not for approval.

*Questions and comments from the Commission (00:35:45).*

Commissioner Johns wanted to know if the Commission should review the concerns and ask for an amendment.

*Questions and comments from the Public (00:36:38).*

Judith Robinson expressed concerns about property increase, revisit of the zoning code, overlay, and community participation.



Mr. Micah T. spoke on the impact of housing for Girard College students and a better community plan process for rezoning the area.

Seeing no further questions and comments from the Commission or Public, Chairman Syrnick asked for a motion (00:41:33).

*Motion duly made by Commissioner Capita and seconded by Commissioner Johns to accept staff recommendation of not for approval.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval (7-0).*

- 6. Action Item: Zoning Bill No. 230627: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by George Street, 2nd Street, Laurel Street, the Delaware Expressway, Spring Garden Street, and 3rd Street. Introduced by Councilmember Squilla on September 21, 2023. (Presented by Ian Litwin).**

These changes were requested by the Northern Liberties Neighbors Association (NLNA) to help maintain commercial uses on N 2nd Street and appropriate uses, scale, and density on side streets.

These changes will help protect the character and scale of both the N 2nd Street commercial corridor and the more residential side streets in fast-growing Northern Liberties.

Staff recommendation is for approval.

*Questions and comments from the Commission (00:45:18).*

Commissioner Valle inquired about the amendments from property owners, that Mr. Litwin addressed.

Seeing no further questions and comments from the Commission or Public, Chairman Syrnick asked for a motion (00:46:15).

*Motion duly made by Commissioner Nadol and seconded by Commissioner Capita to accept staff recommendation for approval.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried out to approve staff recommendation for approval (7-0).*

- 7. Action Item: Zoning Bill No. 230650: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Arch Street, 50th Street, Market Street, 49th Street, Chestnut Street, and 51st Street. Introduced by Councilmember Gauthier on September 28, 2023. (Presented by Brian Wenrich).**

The purpose of this Bill is for City Councilmember request.

The proposed zoning changes are consistent with the Comprehensive Plan. These corrective updates will allow for more appropriate uses in the future along the EI and match the current condition of the school.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Syrnick asked for a motion (00:48:56).

*Motion duly made by Commissioner Johns and seconded by Commissioner Sharpe to accept staff recommendation for approval.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval (7-0).*

- 8. Action Item: Zoning Bill No. 230651: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Westminster Avenue, Mantua Avenue, 40th Street, Aspen Street, and 44th Street. Introduced by Councilmember Gauthier on September 28, 2023. (Presented by Brian Wenrich).**

This is a follow-up request to Zoning Bill 230034 introduced on January 26, 2023, and signed by the Mayor on April 25, 2023, for the purpose of implementing Belmont's West District Plan zoning recommendations with adjustments made through the RCO/Council Office's public outreach process. This request will fix one error and make two additional adjustments provided through community feedback after the first Belmont Bill.

These (3) corrections/adjustments will allow for more appropriate uses in the future and match the current conditions.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Syrnick asked for a motion (00:53:04).

*Motion duly made by Commissioner Johns and seconded by Commissioner Valle to accept staff recommendation for approval.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval (7-0).*

9. **Action Item: Zoning Bill No. 230698: To approve amendments to the Temple University Master Plan in the area bounded by Norris Street, Broad Street, Montgomery Avenue and 15th Street related to Klein College of Media and Communications and Center for the Performing and Cinematic Arts building at 1830 N Broad Street. Introduced by Councilmember Jones on October 12, 2023 for Council President Clarke. (Presented by Meg Cavanagh).**

Temple University is requesting the Master Plan amendment to allow future construction of a major new academic building and performance space, as well as an extension of the Pollet Walk pedestrian walkway, in the SP-INS district. This amendment also corrects a long-standing error in Gross Floor Area on Block A of the Temple University Master Plan. Properties on this block that are not owned by Temple have been removed from the total count, and numbers have been revised to reflect current conditions. There is no change to the boundaries of the SP-INS district.

Use changing from athletic fields and parking to four-story, 210,000 square foot building with classrooms, media labs, and theater space, with pedestrian improvements on the exterior.

Staff recommendation is for approval.

*Questions and comments from the Public (00:57:34).*

David Fecteau, of the City Planning Commission mentioned that one of the attorneys from the project team, along with three community members that represent different RCO's, and three letters afforded by the attorneys, addressed to the Council President.

At the request of Chairman Syrnick, Mr. Fecteau provided the Commission with a summary of the positions from the letters followed by public comments – all three letters were in favor of the proposal.

Reverend Darnell Deans, Sr. read a statement on behalf of community members of the 32<sup>nd</sup> Ward to expedite this approval.

Bishop Lewis Nash, Sr., Ward Leader of the 47<sup>th</sup> Ward agreed with

Judith Robinson, of the 32<sup>nd</sup> Ward opposed the project.

Ilene Quickly stated that the project was sent to Civic Design Review because of the masterplan amendment. Additionally, notification letters were sent to various organizations, and a public meeting was held on September 28<sup>th</sup>.

Seeing no further questions and comments from the Commission or Public, Chairman Syrnick asked for a motion (01:11:55).

*Motion duly made by Commissioner Capita and seconded by Commissioner Johns to accept staff recommendation for approval.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval (7-0).*

**10. Action Item: Streets Bill No. 230572: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1216 N. 29th Street, Philadelphia, PA 19121, under certain terms and conditions. Introduced by Councilmember Jones for Council President Clarke on September 14, 2023. (Presented by Dan Farrell).**

This Bill is to allow an open-air sidewalk café at 1216 N. 29th Street. A minimum of six feet (6'-0") of clear sidewalk space is to remain after installation.

The potential impacts are obstruction of ADA access.

1. This proposed encroachment does not meet the Complete Streets Policy or Chapter 9 Regulation of Businesses, Trades and Professions of the Philadelphia Code.
2. In conjunction with the Streets Department, it has been determined that the proposed sidewalk café would obstruct ADA access and would not meet the 10' clear space from the point of tangency of the curb line as required by the code.

The Streets Department requested a resubmission of the submitted plans on February 1, 2023, and is still awaiting those plans.

Staff recommendation is for approval.

*Questions and comments from the Commission (01:16:04).*

Commissioner Johns inquired about the visibility of the dimensions concerning the pavement space, with the time and process of refusals.

*Questions and comments from the Public (01:18:22).*

Judith Robinson spoke about the lack of parking and traffic study concerning the increase of density in the 32<sup>nd</sup> Ward.

Seeing no further questions and comments from the Commission or Public, Chairman Syrnick asked for a motion (01:21:55).

*Motion duly made by Commissioner Sharpe and seconded by Commissioner Valle to accept staff recommendation for approval.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval (6-0).*

**11. Action Item: Streets Bill No. 230575: Authorizing the revision of lines and grades on a portion of City Plan No. 266 by striking from the City Plan and vacating the legally open portion of Lex Street from Thompson Street to its terminus southwardly therefrom, under certain terms and conditions. Introduced by Councilmember Jones on September 14, 2023. (Presented by Aaron Holly).**

The purpose of this Bill is for proposed action to strike and vacate Lex Street from Thompson Street to its terminus. This section of Lex Street is not paved and is not required for access or any other purpose by adjacent streets or properties. This action will facilitate improvements to the abutting property.

The striking and vacating of Lex St. will have little to no impact on the street network and will not impact pedestrian or bicycle traffic.

Staff recommendation is for approval.

*Questions and comments from the Commission (01:26:23).*

Chairman Syrnick inquired about compensation being paid to the city from Belmont investing, based on how the street was legally opened. The owner of Haverford Square Metropolitan 1 LLC, German addressed the question.

Sarah Chiu, of the City Planning Commission provided the Commission with an explanation of the Bill (01:29:03).

Seeing no further questions and comments from the Commission or Public, Chairman Syrnick asked for a motion (01:29:58).

*Motion duly made by Commissioner Powers and seconded by Commissioner Johns to accept staff recommendation for approval.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval (6-0).*

- 12. Action Item: Businesses Trades and Professions Bill No. 230625: Amending Section 9-208 of The Philadelphia Code, entitled "Sidewalk Cafes," by permitting sidewalk cafes to be maintained in certain locations in the Sixth District of Council; under certain terms and conditions. Introduced by Councilmember Driscoll on September 21, 2023. (Presented by Dan Farell).**

This Bill permits sidewalk cafés to be installed and maintained on Torresdale Avenue from Knorr Street to Tyson Avenue; Princeton Avenue from Marsden Street to Tulip Street; Cottman Avenue from Roosevelt Boulevard to Brouse Avenue, and within the area bounded by the east side of Roosevelt Boulevard, the south side of Saint Vincent Street, the west side of Brouse Avenue, and the north side of Tyson Avenue.

Once this Bill is approved, sidewalk café applications within this boundary will no longer need to be approved by encroachment ordinances. They will be reviewed and approved by the Streets Department and the Department of License and Inspection per § 9-208. Sidewalk Cafés of Philadelphia Code.

The North Delaware District Plan supports efforts to strengthen existing commercial corridors as a destination and improve the overall commercial experience.

Staff recommendation is for approval.

*Questions and comments from the Commission (01:33:30).*

Chairman Syrnick received clarification on the two shopping centers in the area and relevance in this ordinance.

*Questions and comments from the Public (01:34:16).*

Judith Robinson commented on the use of cafés encroachment on sidewalks.

Seeing no further questions and comments from the Commission or Public, Chairman Syrnick asked for a motion (01:35:48).

*Motion duly made by Commissioner Nadol and seconded by Commissioner Sharpe to accept staff recommendation for approval.*

*Chairman Syrnick polled the Commission for the vote: Commissioner Brown, Commissioner Nadol, Commissioner Powers, Commissioner Valle, Commissioner Johns, and Commissioner Sharpe.*

*Motion carried to approve staff recommendation for approval (6-0).*

*Commissioner Johns mentioned that Judith Robinson made some good points concerning the issues about parking and people parking on the pavements, which is horrendous at times and asked how to go about addressing the fact, that the problem does exist (01:37:14).*

*Chairman Syrnick asked for a motion to adjourn at the minute mark in video (01:38:20).*

*Motion duly made by the Commission to adjourn the October Planning Commission.*

*The next Planning Commission is scheduled for November 16, 2023 at 1:00 p.m.*

## SUMMARY

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1. Action Item: Approval of the Meeting Minutes for March 16, April 20, May 18, June 8 and June 15, 2023.

**APPROVED**

2. Deputy Executive Director's Update.

3. Action Item: Redevelopment Agreement with New Courtland Elder Services for 3030 N 20<sup>th</sup> Street, in the Tioga Redevelopment and Urban Renewal Areas, to allow for construction of 48 dwelling units and a commercial and light industrial building. (Presented by Nathan Grace).

**PART A – AMENDMENT TO THE TIOGA REDEVELOPMENT AREA PLAN APPROVED**

**PART B – REDEVELOPMENT AGREEMENT APPROVED**

4. Action Item: Redevelopment Agreement with North 40th Street LP for 644, 818, 827, 830, 843, 847, 849, 851, 865 and 867 N 40th Street in the 44th and Aspen, Sarah Allen and West Philadelphia Urban Renewal Areas and Redevelopment Areas for construction of 40 affordable housing units. (Presented by Brian Wenrich).

**PART A – AMENDMENT TO THE MANTUA REDEVELOPMENT AREA PLAN APPROVED**

**PART B – REDEVELOPMENT AGREEMENT APPROVED**

5. Action Item: Zoning Bill No. 230574: To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "Brewerytown-Sharswood Overlay Subarea," all under certain terms and conditions. Introduced by Councilmember Jones for Council President Clarke on September 14, 2023. (Presented by David Fecteau).

**STAFF RECOMMENDATION OF NOT FOR APPROVAL WAS APPROVED**

6. Action Item: Zoning Bill No. 230627: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by George Street, 2nd Street, Laurel Street, the Delaware Expressway, Spring Garden Street, and 3rd Street. Introduced by Councilmember Squilla on September 21, 2023. (Presented by Ian Litwin).

**APPROVED**



7. Action Item: Zoning Bill No. 230650: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Arch Street, 50th Street, Market Street, 49th Street, Chestnut Street, and 51st Street. Introduced by Councilmember Gauthier on September 28, 2023. (Presented by Brian Wenrich).

**APPROVED**

8. Action Item: Zoning Bill No. 230651: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Westminster Avenue, Mantua Avenue, 40th Street, Aspen Street, and 44th Street. Introduced by Councilmember Gauthier on September 28, 2023. (Presented by Brian Wenrich).

**APPROVED**

9. Action Item: Zoning Bill No. 230698: To approve amendments to the Temple University Master Plan in the area bounded by Norris Street, Broad Street, Montgomery Avenue and 15th Street related to Klein College of Media and Communications and Center for the Performing and Cinematic Arts building at 1830 N Broad Street. Introduced by Councilmember Jones on October 12, 2023 for Council President Clarke. (Presented by Meg Cavanagh).

**APPROVED**

10. Action Item: Streets Bill No. 230572: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1216 N. 29th Street, Philadelphia, PA 19121, under certain terms and conditions. Introduced by Councilmember Jones for Council President Clarke on September 14, 2023. (Presented by Dan Farrell).

**APPROVED**

11. Action Item: Streets Bill No. 230575: Authorizing the revision of lines and grades on a portion of City Plan No. 266 by striking from the City Plan and vacating the legally open portion of Lex Street from Thompson Street to its terminus southwardly therefrom, under certain terms and conditions. Introduced by Councilmember Jones on September 14, 2023. (Presented by Aaron Holly).

**APPROVED**

12. Action Item: Businesses Trades and Professions Bill No. 230625: Amending Section 9-208 of The Philadelphia Code, entitled "Sidewalk Cafes," by permitting sidewalk cafes to be maintained in certain locations in the Sixth District of Council; under certain terms and conditions. Introduced by Councilmember Driscoll on September 21, 2023. (Presented by Dan Farrell).

**APPROVED**

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Nicky (IT) (Stephen Cavicchio)	dpd.zoom@phila.gov	10/19/2023 12:26	10/19/2023 14:45	139	No	United States
Yes	Peter Barnard	peter.barnard@phila.gov	10/19/2023 13:05	10/19/2023 14:45	100	Yes	United States
Yes	Letitia (Letitia McNeil)	letitia.mcneil@phila.gov	10/19/2023 13:39	10/19/2023 14:45	66	Yes	United States
Yes	David Fecteau PCPC Staff (David Fecteau)	david.fecteau@phila.gov	10/19/2023 12:49	10/19/2023 14:45	116	Yes	United States
Yes	Brian Wenrich	brian.wenrich@phila.gov	10/19/2023 13:02	10/19/2023 14:45	103	Yes	United States
Yes	Michael Johns	mjohns@mdesigns.consulting	10/19/2023 12:55	10/19/2023 14:45	110	Yes	United States
Yes	Ben Schmidt	benjamin.schmidt@phila.gov	10/19/2023 13:03	10/19/2023 13:08	6	Yes	United States
Yes	Michael Gall	michael.gall@phila.gov	10/19/2023 12:46	10/19/2023 14:45	119	Yes	United States
Yes	Aaron Holly	aaron.holly@phila.gov	10/19/2023 12:59	10/19/2023 14:45	107	Yes	United States
Yes	Nathan Grace	nathan.grace@phila.gov	10/19/2023 12:52	10/19/2023 14:45	113	Yes	United States
Yes	Martine DeCamp	martine.decamp@phila.gov	10/19/2023 12:53	10/19/2023 14:45	113	Yes	United States
Yes	Garlen Capita	capitag@wharton.upenn.edu	10/19/2023 12:57	10/19/2023 14:19	82	Yes	United States
Yes	Ximena Valle	ximena@xvadesign.com	10/19/2023 13:01	10/19/2023 14:45	105	Yes	United States
Yes	Anne Nadol	anne.nadol@phila.gov	10/19/2023 13:00	10/19/2023 14:45	105	Yes	United States
Yes	Meg Cavanagh	meg.cavanagh@phila.gov	10/19/2023 12:58	10/19/2023 14:45	108	Yes	United States
Yes	Eleanor Sharpe	eleanor.sharpe@phila.gov	10/19/2023 12:58	10/19/2023 14:45	107	Yes	United States
Yes	Daniel Farrell	daniel.farrell@phila.gov	10/19/2023 13:00	10/19/2023 14:45	105	Yes	United States
Yes	Tavare Brown	tavare.brown@phila.gov	10/19/2023 13:00	10/19/2023 14:45	105	Yes	United States
Yes	Paula Brumbelow	paula.brumbelow@phila.gov	10/19/2023 12:48	10/19/2023 14:45	118	Yes	United States
Yes	Billy Collins	billy.collins@phila.gov	10/19/2023 12:58	10/19/2023 14:45	107	Yes	United States
Yes	Jack Conviser	jack.conviser@phila.gov	10/19/2023 13:05	10/19/2023 14:45	100	Yes	United States
Yes	Ian Litwin (staff) (Ian Litwin)	ian.litwin@phila.gov	10/19/2023 13:02	10/19/2023 14:44	103	Yes	United States
Yes	Aubrey Powers	aubrey.powers@phila.gov	10/19/2023 13:03	10/19/2023 14:45	102	Yes	United States
Yes	Joseph Syrnick	joseph.syrnick@srdc.net	10/19/2023 12:54	10/19/2023 12:55	1	Yes	United States
Yes	Joseph Syrnick	joseph.syrnick@srdc.net	10/19/2023 12:55	10/19/2023 14:45	110	Yes	United States
Yes	Abigail (she/they)	abigail.sobotka-briner@phila.gov	10/19/2023 13:06	10/19/2023 14:45	99	Yes	United States
Yes	jake blumgart	jblumgart@inquirer.com	10/19/2023 13:35	10/19/2023 14:21	46	Yes	United States
Yes	Stephanie Pennypacker	stephanie.pennypacker@phila.gov	10/19/2023 13:06	10/19/2023 13:07	1	Yes	United States
Yes	Stephanie Pennypacker	stephanie.pennypacker@phila.gov	10/19/2023 13:07	10/19/2023 13:07	1	Yes	United States
Yes	Stephanie Pennypacker	stephanie.pennypacker@phila.gov	10/19/2023 13:07	10/19/2023 13:08	1	Yes	United States
Yes	Stephanie Pennypacker	stephanie.pennypacker@phila.gov	10/19/2023 13:08	10/19/2023 13:13	5	Yes	United States
Yes	Stephanie Pennypacker	stephanie.pennypacker@phila.gov	10/19/2023 13:13	10/19/2023 13:13	1	Yes	United States
Yes	Stephanie Pennypacker	stephanie.pennypacker@phila.gov	10/19/2023 13:13	10/19/2023 13:14	1	Yes	United States
Yes	Stephanie Pennypacker	stephanie.pennypacker@phila.gov	10/19/2023 13:14	10/19/2023 14:45	91	Yes	United States
Yes	William H. Barnes	tuh37659@temple.edu	10/19/2023 13:58	10/19/2023 14:05	8	Yes	United States
Yes	Terrell Brown	terrell.brown@phila.gov	10/19/2023 13:13	10/19/2023 13:42	29	Yes	United States
Yes	Terrell Brown	terrell.brown@phila.gov	10/19/2023 13:42	10/19/2023 14:27	45	Yes	United States
Yes	Terrell Brown	terrell.brown@phila.gov	10/19/2023 14:28	10/19/2023 14:45	17	Yes	United States
Yes	mina monavarian	mina.monavarian@phila.gov	10/19/2023 13:06	10/19/2023 14:30	84	Yes	United States
Yes	Gilmore	mapgilmore44@hotmail.com	10/19/2023 13:06	10/19/2023 13:09	3	Yes	United States
Yes	Gilmore	mapgilmore44@hotmail.com	10/19/2023 13:12	10/19/2023 13:38	27	Yes	United States
Yes	James Templeton	james.templeton@temple.edu	10/19/2023 13:06	10/19/2023 14:20	74	Yes	United States
Yes	Darnetta	dmuirarce@gmail.com	10/19/2023 13:08	10/19/2023 14:45	97	Yes	United States
Yes	Emmy Smith	emily.smith@phila.gov	10/19/2023 13:06	10/19/2023 13:50	45	Yes	United States
Yes	Marty G	martin.gregorski@blankrome.com	10/19/2023 13:06	10/19/2023 14:43	97	Yes	United States
Yes	Judith Robinson	jjdthrbnsn@gmail.com	10/19/2023 13:06	10/19/2023 14:44	99	Yes	United States

Yes	Coosea SN304AE	hafizaedwards2@gmail.com	10/19/2023 13:06	10/19/2023 13:20	15	Yes	United States
Yes	John Calvitti	john.calvitti@compass.com	10/19/2023 13:19	10/19/2023 14:45	87	Yes	United States
Yes	Jametta Johnson	jametta.johnson@phila.gov	10/19/2023 13:18	10/19/2023 14:45	87	Yes	United States
Yes	Caitie Vanhauer	caitie.vanhauer@som.com	10/19/2023 13:49	10/19/2023 14:19	31	Yes	United States
Yes	Laura Spina	laura.spina@phila.gov	10/19/2023 14:16	10/19/2023 14:26	11	Yes	United States
Yes	Laura Spina	laura.spina@phila.gov	10/19/2023 14:27	10/19/2023 14:44	18	Yes	United States
Yes	Joyce Lee	jlee@indigojld.com	10/19/2023 13:06	10/19/2023 14:45	99	Yes	Canada
Yes	Violette		10/19/2023 13:06	10/19/2023 13:22	16	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 13:17	10/19/2023 13:30	13	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 13:45	10/19/2023 13:46	1	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 13:46	10/19/2023 13:46	1	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 13:48	10/19/2023 13:48	1	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 13:55	10/19/2023 14:10	15	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 14:10	10/19/2023 14:12	2	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 14:12	10/19/2023 14:12	1	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 14:17	10/19/2023 14:18	2	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 14:35	10/19/2023 14:45	11	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 13:46	10/19/2023 13:47	1	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 13:48	10/19/2023 13:55	7	Yes	United States
Yes	Allison Weiss/SoLo	awfromhh6@gmail.com	10/19/2023 14:13	10/19/2023 14:16	4	Yes	United States
Yes	Nina & Janet	nina.pinto@phila.gov	10/19/2023 13:38	10/19/2023 14:45	67	Yes	United States
Yes	S. Tucker	tuckers@ballardspahr.com	10/19/2023 13:28	10/19/2023 14:19	51	Yes	United States
Yes	Matthew McClure	mclure@ballardspahr.com	10/19/2023 13:06	10/19/2023 14:19	73	Yes	United States
Yes	Andrew Jones	ajoneshs@gmail.com	10/19/2023 13:06	10/19/2023 14:45	99	Yes	United States
Yes	Eileen Quigley	quigleye@ballardspahr.com	10/19/2023 13:06	10/19/2023 14:19	73	Yes	United States
Yes	Jada Ackley (she/her)	jada.ackley@phila.gov	10/19/2023 13:06	10/19/2023 14:45	99	Yes	United States
Yes	Jonathan Goins (He/Him) - PCPC	jonathangoins@gmail.com	10/19/2023 13:06	10/19/2023 14:15	69	Yes	United States
Yes	jonathangoins	jonathangoins@gmail.com	10/19/2023 14:15	10/19/2023 14:45	31	Yes	United States
Yes	Savan (she/they) (Documenter)	navas1215@gmail.com	10/19/2023 13:06	10/19/2023 14:45	99	Yes	United States
Yes	Donna Carney (she/her)	donna.carney@phila.gov	10/19/2023 13:59	10/19/2023 14:45	46	Yes	United States
Yes	Meredith Trego		10/19/2023 14:22	10/19/2023 14:24	3	Yes	United States
Yes	Jason Anderson	jason.anderson@som.com	10/19/2023 13:48	10/19/2023 14:45	58	Yes	United States
Yes	Robert Sherman	robert@stonewaterdg.com	10/19/2023 13:06	10/19/2023 13:45	39	Yes	United States
Yes	a	senojwerdna01@gmail.com	10/19/2023 13:06	10/19/2023 14:45	99	Yes	United States
Yes	Ben Schmidt	brschmidt739@gmail.com	10/19/2023 13:09	10/19/2023 13:52	44	Yes	United States
Yes	Keith Davis	keith.f.davis@phila.gov	10/19/2023 13:06	10/19/2023 14:32	86	Yes	United States
Yes	Colin Koop	colin.koop@som.com	10/19/2023 13:57	10/19/2023 14:19	23	Yes	United States
Yes	Bishop nash 47 ward leader RCO AS WELL	amenhilly@gmail.com	10/19/2023 13:07	10/19/2023 14:14	67	Yes	United States
Yes	Donell Deans	donelldeans23@gmail.com	10/19/2023 13:09	10/19/2023 14:19	70	Yes	United States
Yes	Jared Klein	jared.klein@blankrome.com	10/19/2023 13:06	10/19/2023 13:26	20	Yes	United States
Yes	otate	odessa.tate@allinthefamilycdc.org	10/19/2023 13:06	10/19/2023 14:45	99	Yes	United States
Yes	Tabb Bishop	tjb@thetabbgroup.com	10/19/2023 13:06	10/19/2023 14:09	63	Yes	United States
Yes	Tabb Bishop	tjb@thetabbgroup.com	10/19/2023 14:15	10/19/2023 14:19	4	Yes	United States
Yes	Sarah Chiu	sarah.chiu@phila.gov	10/19/2023 13:06	10/19/2023 14:45	99	Yes	United States
Yes	Kacie Liss	katherine.liss@phila.gov	10/19/2023 13:10	10/19/2023 14:45	96	Yes	United States
Yes	GERMAN YAKUBOV	germy@haverfordsq.com	10/19/2023 13:13	10/19/2023 13:31	19	Yes	United States
Yes	GERMAN YAKUBOV	germy@haverfordsq.com	10/19/2023 14:31	10/19/2023 14:37	6	Yes	United States

Yes	Anthony Christinzio PCPC	anthony.christinzio@phila.gov	10/19/2023 13:06	10/19/2023 14:45	99 Yes	United States
Yes	Sarah Banh (PCPC - South District Planner, she/her))	sarah.banh@phila.gov	10/19/2023 13:59	10/19/2023 14:01	2 Yes	United States
Yes	Eugene Naydovich	naydovich@gmail.com	10/19/2023 13:06	10/19/2023 13:41	36 Yes	United States
Yes	Tracie Jackson   The Maple Corporation	tracie@maplehousing.org	10/19/2023 13:06	10/19/2023 14:45	99 Yes	United States
Yes	RP	rajbp1008@gmail.com	10/19/2023 13:06	10/19/2023 14:45	99 Yes	United States
Yes	Janet G	janet.gleason@phila.gov	10/19/2023 13:31	10/19/2023 13:32	2 Yes	United States
Yes	Micah Fiedler	micahfiedler93@gmail.com	10/19/2023 13:06	10/19/2023 14:25	80 Yes	United States
Yes	Jacque Sims	jacquelyn@maplehousing.org	10/19/2023 13:06	10/19/2023 14:45	99 Yes	United States
Yes	chinita bradshaw	c.bradshaw1958@gmail.com	10/19/2023 13:12	10/19/2023 14:38	86 Yes	United States
Yes	Martin Droz	mdroz@temple.edu	10/19/2023 13:06	10/19/2023 14:20	75 Yes	United States
Yes	Nicholas Mulligan   PWD	nicholas.mulligan@phila.gov	10/19/2023 13:06	10/19/2023 14:45	99 Yes	United States
Yes	Andrea Swan	aswan@temple.edu	10/19/2023 13:06	10/19/2023 13:11	6 Yes	United States
Yes	Andrea Swan	aswan@temple.edu	10/19/2023 13:12	10/19/2023 14:45	93 Yes	United States
Yes	David Kanthor	david.kanthor@phila.gov	10/19/2023 13:07	10/19/2023 13:08	2 Yes	United States
Yes	David Kanthor	david.kanthor@phila.gov	10/19/2023 13:09	10/19/2023 13:09	1 Yes	United States
Yes	David Kanthor	david.kanthor@phila.gov	10/19/2023 13:10	10/19/2023 14:45	95 Yes	United States
Yes		12158435555	10/19/2023 13:38	10/19/2023 14:45	68 Yes	United States
Yes	Bruce Bohri	bruce.bohri@phila.gov	10/19/2023 13:26	10/19/2023 13:44	18 Yes	United States
Yes	Bruce Bohri	bruce.bohri@phila.gov	10/19/2023 14:30	10/19/2023 14:45	15 Yes	United States
Yes	B. Addo	honorurfamllc@gmail.com	10/19/2023 13:08	10/19/2023 14:45	97 Yes	United States
Yes	Ian Hegarty (PCPC Staff)	ian.hegarty@phila.gov	10/19/2023 13:06	10/19/2023 14:45	99 Yes	United States
Yes	Melonie McLendon, GPCA   HEE	meloniemclendon@gpca-phila.org	10/19/2023 13:06	10/19/2023 14:02	56 Yes	United States
Yes	Nicole Simonsen	nicole.simonsen@phila.gov	10/19/2023 13:59	10/19/2023 14:45	46 Yes	United States
Yes	Henry Felsman	henry.felsman@phila.gov	10/19/2023 13:06	10/19/2023 14:30	85 Yes	United States

Question Report  
Report Generated:

10/23/2023 7:57

Topic  
Philadelphia City Planning Commission

Webinar ID Actual Start Time Actual Duration (minutes) # Question  
846 2984 2291 10/19/2023 12:26 139

1

Question Details  
#

Question Asker Name Asker Email Answer

Question 1 Answered Answer N: Answer Email

Please forward  
the addresses  
used to notify  
the community  
on the Temple  
University's  
Theater project?

The near  
neighbors 15&  
Norris St. and  
Carlisle Street  
DID NOT receive  
NOTIFICATION.

NO PARKING! IS  
A  
GENTRIFICATION  
PROBLEM!

REQUEST  
North Philly 5th  
District  
Traffic STUDY

1 PARKING STUDY Judith Robinson jjdthrbnsn@gmail.com We do not have that information. Please reach out to the project team. quigleye@ballardspahr.com ##### ##### David Fect david.fecteau@phila.gov

**BILL NO. 230698**

**STATEMENT OF MARTIN DROZ, AIA, NOMA  
ASSOCIATE VICE PRESIDENT, PROJECT DELIVERY GROUP  
TEMPLE UNIVERSITY**

**PHILADELPHIA CITY PLANNING COMMISSION MEETING  
THURSDAY, OCTOBER 19, 2023**

Good afternoon, Members of the Commission. My name is Martin Droz, and I am Associate Vice President of the Project Delivery Group for Temple University. Thank you for allowing us to submit this statement to the Commission with regard to Bill Number 230698.

As you know, Bill Number 230698 seeks to amend the Master Plan for Temple University related to the proposed new development at 1830 North Broad Street for the Klein College of Media and Communication and the Center for Performing and Cinematic Arts. The project involves the construction of a new educational facility, consolidating the existing Klein College of Media and Communication and the Center for Performing and Cinematic Arts. We have engaged the renowned firm, Skidmore Owings and Merrill, for design of the project, which will create two state of the art schools under one roof.

The new educational facilities will enliven and engage this part of North Broad Street, and will enhance the public open space through significant improvements to the existing Polett Walk, including, landscaping and lighting. The program for the Klein College of Media and Communication and the Center for Performing and Cinematic Arts entails state of the art media and theater spaces, classrooms and study spaces, faculty and executive offices, and conference rooms.

The new home for the Klein College of Media and Communication and the Center for Performing and Cinematic Arts will enhance the learning experience of its students and create transformative opportunities consistent with the University's mission. The project is of critical importance to Temple University and to the City of Philadelphia.

In conclusion, Temple University respectfully requests that the Commission recommend passage of the bill to allow this important project to move forward. Thank you.



**MAP HOLISTIC CDC**

**215-983-6894**

**1510 W. Stiles Street  
Philadelphia, PA 19121**

September 30, 2023

Jack Conviser, RA, AICP  
Urban Designer, Art and Design  
Philadelphia City Planning Commission  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19107  
[jack.conviser@phila.gov](mailto:jack.conviser@phila.gov)

Re: 1830 N. Broad Street

Dear Mr. Conviser:

The MAP Holistic RCO was notified by the Philadelphia City Planning Commission that it was to serve as the Coordinating RCO for the proposed Temple University Klein College of Media and Communication and Center for Performing and Cinematic Arts project (Klein/CPCA). In keeping with the responsibilities under this designation, we hosted a community meeting on September 28 for residents to learn more about Temple's aspirations and the project's potential impact. After hearing about the project's many benefits, audience members firmly expressed support for Klein/CPAC, and would like their sentiments to be reflected during the September 3rd PCPC CDR meeting.

Thank you for your support and consideration during this process as the community looks forward to the Klein/CPCA project becoming the latest of Temple's contributions to the renaissance of North Broad Street, North Central Philadelphia's renowned and most frequently traveled thoroughfare.

Sincerely,

*Tanya Nash*

Tanya Nash, President

## U.N.A.C.A. UNITED NEIGHBORS ALLIANCE CIVIC ASSOCIATION

August 2, 2023

Hon. Darrell L. Clarke  
Room 494  
Philadelphia City Hall  
1400 John F Kennedy Boulevard  
Philadelphia, PA 19107

Re: Klein College of Media and Communication and  
the Center for the Performing and Cinematic Arts

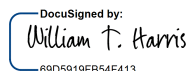
Dear Council President Clarke,

The United Neighbors Alliance Civic Association Registered Community Organization (U.N.A.C.A.) has discussed with Temple University its plans for the development of a new capital project — the Klein College of Media and Communication and the Center for the Performing and Cinematic Arts, a building that will include classroom, studio, and performance spaces. The location of this facility is within U.N.A.C.A. 's boundaries, and after serious consideration we agreed to endorse it, and respectfully request your support for it as well.

U.N.A.C.A. is aware that the university plans to closely coordinate with community stakeholders nearest the site to answer questions, protect the interests of families, resolve issues of concern, and deliver support in the areas of interest to neighbors. We feel confident about the presence of the project in our community and the ability for permanent residents and the university to work well together.

Again, U.N.A.C.A. proudly backs the above project, looks forward to the opportunities it brings, and asks for your kind support for the local government approvals Temple needs to move this project forward.

Sincerely,

DocuSigned by:  
  
69D5919FB54F413...

*William T. Harris*

*47th Ward, U.N.A.C.A. RCO President*

*2nd Chair Committee Member*

*Email: Unacarco47ward@gmail.com*

*Main Number: (267) 258 – 0206*





RE: FLYER distributed to the Community

Judith Robinson <jjdthrbnsn@aol.com>

Thu 10/19/2023 2:01 PM

To: David Fecteau <David.Fecteau@phila.gov>; Eleanor Sharpe <Eleanor.Sharpe@phila.gov>; Martine DeCamp <Martine.Decamp@phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

**ATTENTION NEIGHBORHOOD HOMEOWNERS**

**YOU ARE INVITED TO A MEETING ABOUT  
A NEW CONSTRUCTION PROJECT  
BEING CONSIDERED IN OUR AREA**

**TUESDAY, JULY 18, 2023**

**5:00 TO 7:00 PM**

**TEMPLE PERFORMING ARTS CENTER  
1837 NORTH BROAD STREET  
PHILADELPHIA, PA 19121**

**FOOD AND BEVERAGES WILL BE SERVED.**

**SHOW UP TO STAY INFORMED!**

[Sent from AOL on Android](#)

# *32nd Ward Executive Committee*



*2231 W. Fontain Street  
Philadelphia, PA 19121  
(215) 806-8891  
August 2nd, 2023*



Honorable Darrell L. Clarke  
President Of Philadelphia City Council  
City Hall, Room 494  
Philadelphia, PA 19107-3290

Dear Council President Clarke:

As the Democratic Leader of the 32nd Ward, I am focused on the collaboration needed to bring opportunities to families in our area. Because the 32nd Ward RCO is not able to conduct business at this time, discussions took place between representatives of our organization and Temple University regarding the construction of Temple's Klein College of Media and Communication and the Center for the Performing and Cinematic Arts. I am pleased to report that the 32nd Ward supports Temple building this facility and is working with the university to increase partnership opportunities in support of our community and its homeowners.

For both the 32nd Ward, where the project would be located, and the homeowners closest to it, the proposed academic facility will be a positive addition that would be welcomed by many. On the west side of North Broad Street at West Berks Street, this building will also contribute to the North Broad Renaissance effort. When we include the university's commitment to work with residents in various ways, such as addressing construction issues, having a plan for parking, developing educational programs, and helping our people find jobs on this project and in other areas, we will see our community reach some of the great potential this expanded relationship can provide.

We look forward to Temple increasing its engagement with us, and respectfully ask for your support of the Klein College of Media and Communication and the Center for the Performing and Cinematic Arts project during the Philadelphia City Planning Commission considerations and the approval of the required Philadelphia City Council zoning legislation.

Sincerely,  
*Darnell Deans Sr.*  
Darnell Deans Sr.

1510 W. Stiles Street  
Philadelphia, PA 19121



(215) 983-6894

August 2, 2023

Honorable Darrell L. Clarke, President  
Philadelphia City Council  
494 City Hall  
Philadelphia, PA 19107

Dear President Clarke:

I am sending this correspondence to express the support of the 47th Ward regarding Temple University's Klein College of Media and Communication and Center for Performing and Cinematic Arts (Klein College/CPCA). Temple intends for this exciting academic project, which would front North Broad Street at Berks Street, to house new classrooms, media studios, and performance spaces near my ward.

With a longtime presence on one of the city's most traveled thoroughfares and serving as North Central Philadelphia's biggest economic engine, Temple continues to help people as a place to learn, earn, and more. The proposed building offers new opportunities, the type that many community residents are interested in to sustain their families through education, employment, entertainment, and other benefits. And it is able to accomplish this within Temple's footprint, avoiding challenges with community members and businesses.

I am aware that neighboring residents and groups stand with Temple on its plans to construct Klein College/CPCA. The 47th Ward asks for your support as well. Thank you, Council President Clarke, for your consideration.

Sincerely,

*Bishop Lewis Nash*

Bishop Lewis Nash, Sr.  
Democratic 47th Ward Leader