

# THE MINUTES OF THE STATED MEETING OF THE PHILADELPHIA CITY PLANNING COMMISSION

THURSDAY, APRIL 16, 2026, 1:00 P.M.

IN PERSON IN ROOM 18-029, 1515 ARCH STREET, AND ON ZOOM

JESSIE LAWRENCE, CHAIR

## CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:02

Jessie Lawrence, Chair called the meeting to order and announced the presence of a quorum. The following Commissioners joined:

Commissioner	Present	Absent	Comment
<b>Jessie Lawrence, Chair</b> – Department of Planning & Development	X		
<b>Brian Clinton</b> – Managing Director Designee	X		
<b>Tavare Brown</b> – Director of Finance Designee	X		
<b>Joyce Lee</b> - Urban Planning Professional	X		
<b>Patrick Eiding</b> – Community Representative	X		
<b>Ximena Valle</b> - Architect	X		
<b>Maria Gonzalez</b> – Community Representative	X		
<b>Dawn Summerville</b> – Commerce Department Designee		X	

The meeting was held in person in room 18-029, 1515 Arch Street, and remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Executive Director and Deputy for Planning & Zoning Octavia Howell  
Nina Solomonic  
Brian Wenrich  
Emma Sonner  
Keith Davis  
Nathan Grace  
Michael Gall

## **EXECUTIVE DIRECTORS UPDATE**

**START TIME IN ZOOM RECORDING:** 00:04:00

### **Updates**

- The Philadelphia City Planning Commission's next meeting of the Civic Design Review Committee will be Tuesday, May 5, 2026, at 1pm.
- The next City Planning Commission meeting is Thursday, May 21, 2026, at 1pm.

### **Items for 45-Day Review**

- i. Zoning Bill 260298: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ridge Avenue, Spring Lane, Hagy's Mill Road, Port Royal Avenue, River Road, and the Montgomery County Line. Introduced by Councilmembers Jones, Jr., Thomas, and Ahmad on April 9, 2026. 30-day review expires on May 9, 2026.

### **Items for Administrative Approval**

- ii. Streets Bill 260267: Authorizing an encroachment in the nature of a staircase in the vicinity of 611 S 7th St, Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmember Squilla on March 26, 2026. 30-day review expires on April 25, 2026.

## **AGENDA**

### **Item #1**

**Property Bill 260242: Authorizing the Commissioner of Public Property to execute and deliver a deed to the Philadelphia Authority for Industrial Development conveying fee simple title to a certain tract of City-owned land with buildings and improvements, situated on 5928-30 Germantown Avenue in the 8th Councilmanic District of the City of Philadelphia. Introduced by Councilmember Bass on March 19, 2026. 30-day review expires on April 18, 2026. (Presented by Nina Solomonic)**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:06:10

#### **PRESENTERS:**

- Staff member Nina Solomonic presented Bill No. 260242 to the Planning Commission.

#### **PURPOSE:**

This Bill is to separate the Police Station property from the Historic Germantown Town Hall property so that the Germantown Town Hall property can be conveyed for development.

#### **STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

Commissioner Gonzalez asked for clarification on the property being conveyed to PIDC, then divided and a portion to someone else. Commissioner Lee inquired about the outlined parcel and if the survey boundaries would be decided by the developer and the city. Nina Solomonic responded to the inquiries from the Commission adding that the developer was present [in-person] and the architect was on the call and possibly a representative from Public Property

**PUBLIC COMMENTS:**

- Julie Stappleton Carroll spoke in favor of the bill.
- Commissioner Brown asked for clarification concerning the school and the community kitchen (00:15:16).
- Developer Anthony Fleur addressed public questions/concerns (00:16:29). Chairman Lawrence reiterated the questions about the developer thought on the timeline and intentions, as well as community outreach and development obligations. Mr. Fleur spoke about having a state-of-the-art kitchen to support local restaurants and food trucks, in addition to enhancing the commercial corridor. The charter school is slated to open during the third quarter of 2028.
- Commissioner Lee and the developer/architect continued the discussion about the project timeline and being considered as residential.
- Public comments resumed with Suzanne Ponsen, who agreed with Julie Stappleton Carroll comments and also spoke in favor of the bill and expressed concerns about the project being completed by a certain time.
- Allyson Weiss expressed concerns about the driveway and property bill subdivision, which was addressed by Ms. Solomonic followed by Chairman Lawrence, who added that there's limited opportunity to do certain things along the lines during the MOU stage.
- Regarding architect experience in historic preservation, Mr. Fleur mentioned that the GC for this project is Domus Construction, who also did the Met and the Divine Lorraine Hotel.
- Conversation continued between Ms. Ponsen and Planning staff Nina Solomonic regarding the proposed apartment complex of possibly 65-units, subdivision and traffic.
- Chairman Lawrence restated Ms. Solomonic response that at this point, the bill doesn't reflect the development decisions. Commissioner Valle sought clarification on what constitutes a new bill and commented on the architect being reputable.

**ACTION:**

<b>ITEM: Zoning Bill #260242</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Commissioner Valle</b>					
<b>SECONDED BY: Commissioner Eiding</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Brian Clinton	X				
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Ximena Valle	X				
Maria Gonzalez	X				
Dawn Summerville					X

**Item #2**

**Zoning Bill 260238: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ludlow Street, South 41st Street, West Girard Avenue, and North 48th Street. Introduced by Councilmember Gauthier on March 19, 2026. 30-day review expires on April 18, 2026. (Presented by Brian Wenrich)**

**START TIME OF DISCUSSION IN ZOOM RECORDING: 00:37:02**

**PRESENTERS:**

- Staff member Brian Wenrich presented Bill No. 260238 to the Planning Commission.

**PURPOSE:**

This Bill proposes to remap three properties containing schools that have been slated for closure by the School District of Philadelphia starting in the 2027-28 school year, from various zoning districts to SP-CIV, Special Purpose – Civic, Educational, and Medical.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Take 45 Additional Days

**COMMISSIONER COMMENTS:**

Commissioner Lee asked to consider the following: 1) limitation ability of reusing the buildings 2) comparison between the Department of Education Schools and Charter Schools and the leasing schedule, and 3) asbestos issues and long-term reuse of the buildings and the best interest of the community. Staff member Brian Wenrich replied to the comments.

**PUBLIC COMMENTS:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #260238</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Commissioner Eiding</b>					
<b>SECONDED BY: Commissioner Gonzalez</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Brian Clinton	X				
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Ximena Valle	X				
Maria Gonzalez	X				
Dawn Summerville					X

### Item #3

**Action Item: Zoning Bill 260239: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Baltimore Avenue, Cobbs Creek Parkway, a SEPTA Regional Railroad Right-of-Way, and Cobbs Creek. Introduced by Councilmember Gauthier on March 19, 2026. 30-day review expires on April 18, 2026. (Presented by Brian Wenrich)**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:42:45

#### **PRESENTERS:**

- Staff member Brian Wenrich presented Bill No. 260239 to the Planning Commission.

#### **PURPOSE:**

Bill 260239 proposes to remap the property containing the KIPP West Philadelphia Preparatory Charter School to SP-CIV, Special Purpose – Civic, Educational, and Medical. This school is not slated for closure by the School District of Philadelphia starting in the 2027-28 school year, as the schools in the concurrent remapping in Bill 260238. Bill No. 260239 was also introduced on March 19, 2026.

#### **STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Take 45 Additional Days

#### **COMMISSIONER COMMENTS:**

Commissioner Gonzalez asked about the use and vacancy of the school.

The discussion continued between Commissioner Gonzalez and Brian Wenrich about the previous district plan, remapping, corrective rezoning; and, also including RCO's and other groups and owners in the future so that zoning matches the use.

#### **PUBLIC COMMENTS:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #260239</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Commissioner Lee</b>					
<b>SECONDED BY: Commissioner Brown</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Brian Clinton	X				
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Ximena Valle	X				
Maria Gonzalez	X				
Dawn Summerville					X

**Item #4**

**Action Item: Zoning Bill 260297: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spruce Street, 34th Street, Civic Center Boulevard, and University Avenue. Introduced by Councilmember Gauthier on April 9, 2026. 30-day review expires on May 9, 2026. (Presented by Emma Sonner)**

**START TIME OF DISCUSSION IN ZOOM RECORDING: 00:47:27**

**PRESENTERS:**

- Staff member Emma Sonner presented Bill No. 260297 to the Planning Commission.

**PURPOSE:**

Private Party Request

U.S. Veteran's Administration is rezoning to align zoning with neighboring properties.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

Commissioner Lee inquired about the chosen site and current development plans. Discussion about the proposal for this project continued.

**PUBLIC COMMENTS:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #260297</b>					
<b>MOTION: Take 45 Days for Review</b>					
<b>MOVED BY: Commissioner Eiding</b>					
<b>SECONDED BY: Commissioner Lee</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Brian Clinton	X				
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Ximena Valle	X				
Maria Gonzalez	X				
Dawn Summerville					X

## Item #5

**Zoning Bill 260296: To approve amendments to the University of Pennsylvania Master Plan in the area bounded by Walnut Street, 36th Street, Spruce Street, and 39th Street, related to the Class of 1920 Commons building at 3800 Locust Walk, and the Stuart Weitzman Theatre addition to the Annenberg Center for the Performing Arts (ACPA) at 3680 Walnut Street. Introduced by Councilmember Gauthier on April 9, 2026. 30-day review expires on May 9, 2026. (Presented by Keith Davis)**

**START TIME OF DISCUSSION IN ZOOM RECORDING: 00:54:58**

### **PRESENTERS:**

- Staff member Keith Davis presented Bill No. 260296 to the Planning Commission.

### **PURPOSE:**

Private Party Request

The University of Pennsylvania is proposing two unrelated development projects within their approved Master Plan district. The scope of each project includes a renovation of the existing building and an addition, with no change of land use. The scale of each project constitutes a major amendment to their Master Plan, per 14.304 of the Philadelphia City Code. Consequently, for each project, a Bill from City Council is required to make the changes to the University of Pennsylvania Master Plan map, and the respective Master Plan table. In the interest of efficiency for both City Council and the applicant, the projects have been combined into a single Bill. Planning Commission will vote once on the Bill.

### **STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval of Master Plan Major Amendment

### **COMMISSIONER COMMENTS:**

Commissioner Lee inquired about the project sense of impact of loading dock and alteration of traffic patterns concerning the project expansion, which was answered by the applicants Eva Lou and Ken, of the Office of University Architect at Penn. The discussion continued about the amendments, commons area, and occupied area.

### **PUBLIC COMMENTS:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #260296</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Commissioner Gonzalez</b>					
<b>SECONDED BY: Commissioner Valle</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Brian Clinton	X				
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Ximena Valle	X				
Maria Gonzalez	X				
Dawn Summerville					X

**Item #6**

**Zoning Bill 260302: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lippincott Street, 20th Street, Toronto Street, and 22nd Street. Introduced by Councilmember Bass on April 9, 2026. 30-day review expires on May 9, 2026. (Presented by Nathan Grace)**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:09:50

**PRESENTERS:**

- Staff member Nathan Grace presented Bill No. 260302 to the Planning Commission.

**PURPOSE:**

Private Party Request

Deliverance Evangelistic Church proposes the rezoning to support a Low-Income Housing Tax Credit application. The applicant proposes to renovate an abandoned factory to create 56 dwelling units on lot 1, and a 19-space parking lot on lot 2.

This building formerly hosted the De Long Hook & Eye Manufacturing Company. In June 2022, the applicant received Zoning Board approval for 56 dwelling units with accessory surface parking. That approval has lapsed. The Civic Design Review Committee reviewed a proposal at 3030 N 20th Street, on the opposite side of the block, for 48 dwelling units, retail sales of food, beverages, and groceries, wholesale distribution, and a 33-space parking lot.

The Zoning Board of Adjustment approved use variances for the proposal in April 2024. The remainder of the block contains a church and several attached duplex dwelling units.

Staff have also proposed rezoning:

- 3031 N 21st Street to CMX-3 as requested by the applicant.
- 3030 N 20th Street to RMX-3 as recommended by PCPC staff.
- The rowhomes and church, between 20th and 21st Streets, to RTA-2. Most of the homes are duplexes.
- The remainder of Panati Recreation Center to SP-PO-A, Parks and Recreation. Approximately two-thirds of the Center are zoned SP-PO-A.

The remaining third is zoned as I-1. Page 2 of 7 Bill No. 260302

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

Commissioner Lee asked for clarification to understand the consistency of RTA1 and RTA2, which was answered by Chairman Lawrence. RTA2 is what the change should be reflected in.

**PUBLIC COMMENTS:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #260302</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Commissioner Lee</b>					
<b>SECONDED BY: Commissioner Eiding</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Brian Clinton	X				
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Ximena Valle	X				
Maria Gonzalez	X				
Dawn Summerville					X

**Item #7**

**Zoning Bill 260301: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Milnor Street, Cottman Avenue, Cottman Avenue (Extended), the Delaware River, Unruh Avenue (Extended), Unruh Avenue, Wissinoming Street, and New State Road. Introduced by Councilmember Driscoll on April 9, 2026. 30-day review expires on May 9, 2026. (Presented by Michael Gall)**

**START TIME OF DISCUSSION IN ZOOM RECORDING: 01:15:24**

**PRESENTERS:**

- Staff member Michael Gall presented Bill No. 260301 to the Planning Commission.

**PURPOSE:**

Community Organization Request

This legislation is intended to change the zoning of the new subdivided riverfront parcels at 7101 Milnor St in Tacony. The entire block is currently zoned I-2, Medium Industrial.

The southwestern parcel, the site of the current Quaker City Yacht Club, is being remapped to ICMX, Industrial Commercial Mixed Use, with imminent plans to construct a \$40M marina and entertainment complex along the river to replace the current marina. The northeastern half, along with a linear alignment on the north side, is City-owned and includes the first phase of the Tacony-Holmesburg Trail that is part of the broader Delaware River Trail project, as well as a section of riparian waterfront parkland managed and maintained by the Department of Parks and Recreation (PPR).

Additionally, on the southwest side of Princeton Ave, a small triangle of land was subdivided from the Baldor Specialty Foods parcel and attached to PPR's Tacony Boat Launch site at its northernmost corner, to allow the alignment of the K&T Trail Extension to cross Princeton Avenue and continue northward along the river as the Tacony Holmesburg Trail.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

Commissioner Gonzalez recommended signage to find the amenities. Commissioner Lee wanted to know if the developer worked with the federal permitting agency, Army Corps of Engineer and inquired about the width of the pathway and pursuit of corridor approach. Staff member Michael Gall responded and discussion continued, with Commissioner Eiding adding thoughts about the original concept of a straight-line alignment.

**PUBLIC COMMENTS:**

- N/A

**ACTION:**

<b>ITEM: Zoning Bill #260301</b> <b>MOTION: Approval</b> <b>MOVED BY: Commissioner Eiding</b> <b>SECONDED BY: Commissioner Gonzalez</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Brian Clinton	X				
Tavare Brown	X				
Joyce Lee	X				
Patrick Eiding	X				
Ximena Valle	X				
Maria Gonzalez	X				
Dawn Summerville					X

**ADJOURNMENT**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:26:35

**ACTION:** Commissioner Lee moved to adjourn, Commissioner Eiding seconded the motion, which was adopted by unanimous consent.

**PLEASE NOTE:**

- *Minutes of the Philadelphia City Planning Commission are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.*

#	Question	Asker Name	Asker Email	Answer	Question Time	Answered Time	Answer Name
1	I'm curious to know if individuals who have made the commitments to develop the property may back out, is there a back up plan? Thank you	Ilese Dunmore-Patel	ilesedunmore873@gmail.com	Please raise your virtual hand to ask a question. The Q&A function is for questions about the meeting process	4/16/2026 13:41	4/16/2026 13:43	Sarah Banh
2	Apologies, I was balancing two meetings at the same time. Sloan (Chyna) King-Wolf here with Legacy Roots Housing Initiative, LLC. This is very relevant to me, and I'd appreciate it if you could please send the details and any follow-up materials to my email as well. Thank you. 🙏	Chyna Founder   Creative Director   Urban Innovation Anchor	chyna@legacyrootsdi.com	The details of the proposal are in the bill. You are able to view the bill on Legistar. <a href="https://phila.legistar.com/LegislationDetail.aspx?ID=7955729&amp;GUID=DE53B30F-364D-4B22-83F9-4F53A184310B&amp;Options=ID%7CText%7C&amp;Search=&amp;FullText=1">https://phila.legistar.com/LegislationDetail.aspx?ID=7955729&amp;GUID=DE53B30F-364D-4B22-83F9-4F53A184310B&amp;Options=ID%7CText%7C&amp;Search=&amp;FullText=1</a>	4/16/2026 13:43	4/16/2026 13:48	David Fecteau PCPC Staff
3	Thank you, I appreciate it. I have to step into another meeting now, but I've got the information I needed. 🙏	Chyna Founder   Creative Director   Urban Innovation Anchor	chyna@legacyrootsdi.com		4/16/2026 14:05		

<b>Attended</b>	<b>User Name (Original Name)</b>	<b>Join Time</b>	<b>Leave Time</b>	<b>Time in Session (minutes)</b>	<b>Is Guest</b>	<b>Country/Region Name</b>
Yes	Sarah Banh	4/16/2026 13:05	4/16/2026 14:42	97	Yes	United States
Yes	David Fecteau PCPC Staff (David Fecteau)	4/16/2026 12:57	4/16/2026 14:41	104	Yes	United States
Yes	Jack Conviser	4/16/2026 13:04	4/16/2026 14:41	98	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Suzanne Ponsen	4/16/2026 13:15	4/16/2026 13:52	37	Yes	United States
Yes	Meg Cavanagh	4/16/2026 13:17	4/16/2026 14:42	85	Yes	United States
Yes	Abdul	4/16/2026 14:17	4/16/2026 14:36	19	Yes	United States
Yes	Dan Powers (PCPC Staff)	4/16/2026 13:15	4/16/2026 13:32	17	Yes	United States
Yes	Will Sladich	4/16/2026 13:22	4/16/2026 14:02	41	Yes	United States
Yes	Eliza Bower (Staff)	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	sarah.chiu	4/16/2026 13:15	4/16/2026 13:15	1	Yes	United States
Yes	Sarah Chiu	4/16/2026 13:17	4/16/2026 14:41	85	Yes	United States
Yes	Matt Wysong (PCPC)	4/16/2026 13:22	4/16/2026 13:33	11	Yes	United States
Yes	Matt Wysong	4/16/2026 13:33	4/16/2026 13:34	2	Yes	United States
Yes	Matt Wysong	4/16/2026 13:33	4/16/2026 13:40	7	Yes	United States
Yes	Matt Wysong	4/16/2026 13:46	4/16/2026 14:16	30	Yes	United States
Yes	Matt Wysong	4/16/2026 14:16	4/16/2026 14:23	8	Yes	United States
Yes	Matt Wysong	4/16/2026 14:23	4/16/2026 14:24	1	Yes	United States
Yes	Matt Wysong	4/16/2026 14:24	4/16/2026 14:26	3	Yes	United States
Yes	Matt Wysong	4/16/2026 14:25	4/16/2026 14:41	17	Yes	United States
Yes	debby green	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	Zoom user	4/16/2026 14:13	4/16/2026 14:40	27	Yes	United States
Yes	Jordan	4/16/2026 14:06	4/16/2026 14:14	8	Yes	United States
Yes	Ilese Dunmore-Patel	4/16/2026 13:15	4/16/2026 14:30	76	Yes	United States
Yes	Bruce.Bohri	4/16/2026 13:34	4/16/2026 14:42	68	Yes	United States
Yes	Jonathan Goins	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	Jonathan Goins	4/16/2026 14:28	4/16/2026 14:42	14	Yes	United States
Yes	Kyle Brown	4/16/2026 13:27	4/16/2026 14:42	75	Yes	United States
Yes	Maria Sophia	4/16/2026 14:26	4/16/2026 14:42	17	Yes	United States
Yes	Julie Stapleton Carroll	4/16/2026 13:15	4/16/2026 13:52	38	Yes	United States
Yes	Nate Dorfman (PCPC Staff)	4/16/2026 13:15	4/16/2026 14:41	86	Yes	United States
Yes	Liz Fuselier	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	Tony's iPhone	4/16/2026 14:03	4/16/2026 14:42	39	Yes	United States
Yes	Leigh Whitaker	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	Daniel.Farrell	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	Ian Litwin (staff)	4/16/2026 13:18	4/16/2026 14:42	84	Yes	United States
Yes	Mina Monavarian	4/16/2026 13:15	4/16/2026 14:41	87	Yes	United States
Yes	Rebekah Grimes	4/16/2026 13:15	4/16/2026 13:59	44	Yes	United States
Yes	Rebekah Grimes	4/16/2026 13:59	4/16/2026 14:05	7	Yes	United States
Yes	iPhone RH	4/16/2026 13:59	4/16/2026 14:35	37	Yes	United States
Yes	iPhone RH	4/16/2026 14:38	4/16/2026 14:42	4	Yes	United States
Yes	Aaron Holly	4/16/2026 13:15	4/16/2026 14:41	87	Yes	United States
Yes	Henry Felsman	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States

Yes	Camilla Lizundia	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	Tim	4/16/2026 13:17	4/16/2026 13:19	2	Yes	United States
Yes	Sydney Conaway (she/her)	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	a weiss/SoLo	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	John Mondlak	4/16/2026 14:22	4/16/2026 14:42	21	Yes	United States
Yes	Greg	4/16/2026 13:15	4/16/2026 13:38	23	Yes	United States
Yes	Nina Curlett	4/16/2026 13:17	4/16/2026 13:56	39	Yes	United States
Yes	Cindy LaRue, Art Commission Staff	4/16/2026 13:18	4/16/2026 14:42	84	Yes	United States
Yes	b	4/16/2026 13:40	4/16/2026 14:01	22	Yes	United States
Yes	Natalie Mason	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	Dawn Deitch	4/16/2026 13:46	4/16/2026 14:42	56	Yes	United States
Yes	Drilon Rada	4/16/2026 14:02	4/16/2026 14:22	21	Yes	United States
Yes	Lamei.Zhang	4/16/2026 13:15	4/16/2026 13:59	45	Yes	United States
Yes	Yi Zhang	4/16/2026 13:15	4/16/2026 14:42	87	Yes	United States
Yes	Alishia Ellis	4/16/2026 13:16	4/16/2026 14:32	76	Yes	United States
Yes	Chyna Founder   Creative Director   Urban Innovation Anchor	4/16/2026 13:42	4/16/2026 14:05	24	Yes	United States
Yes	COURTNEY CHILDS	4/16/2026 13:15	4/16/2026 13:53	38	Yes	United States
Yes	Terrell Brown	4/16/2026 14:03	4/16/2026 14:35	33	Yes	United States
Yes	Cassandra Perry	4/16/2026 13:20	4/16/2026 14:42	82	Yes	United States



# GERMANTOWN TOWN HALL

5928-30 GERMANTOWN AVE

**AOS**  
ARCHITECTS



  
WEST POWELTON  
DEVELOPMENT









Richard Layman



hiddencityphila.org



Jeffrey Goodling - Base Image



EXISTING - INTERIOR HALLWAY



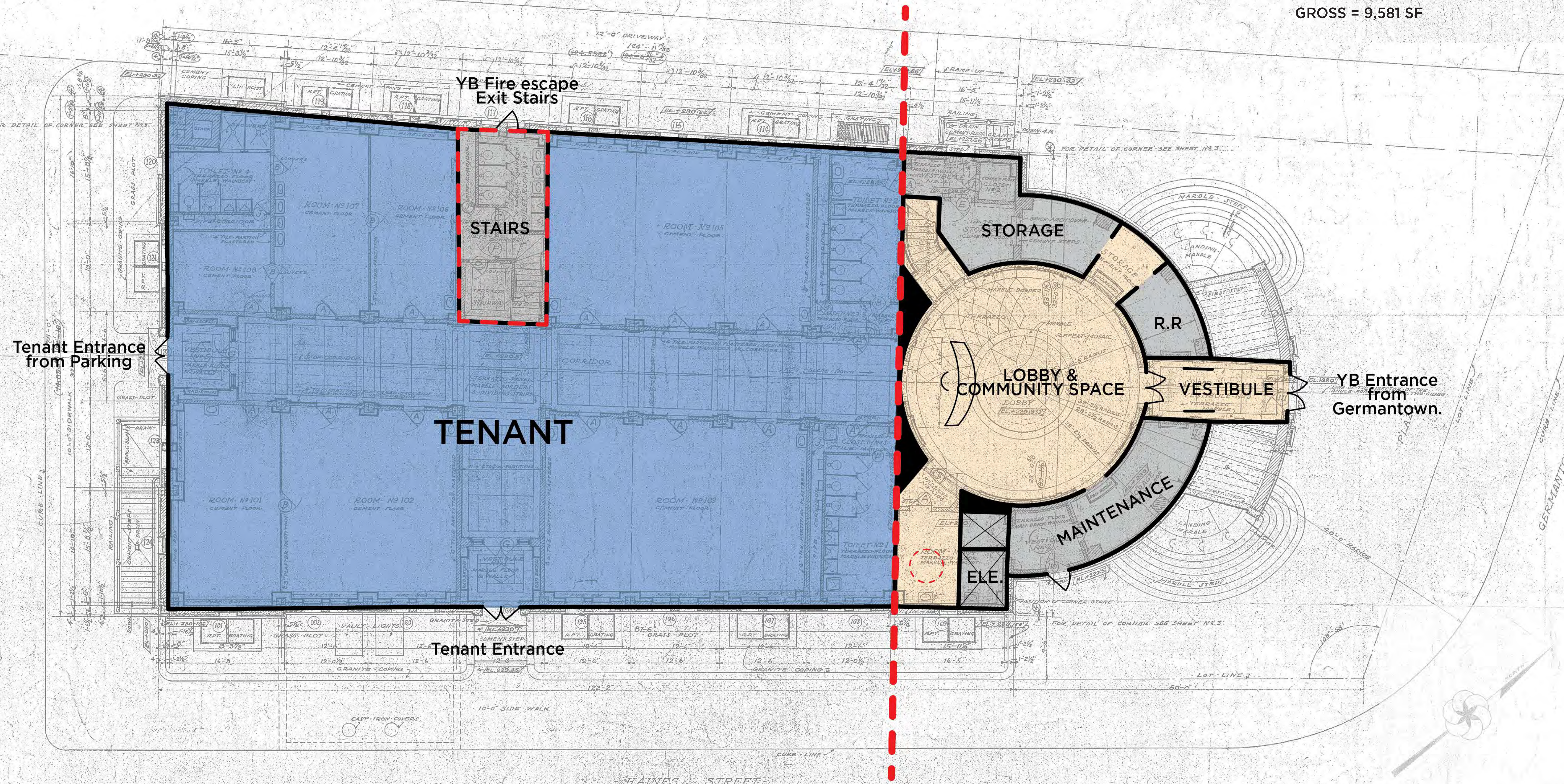
PROPOSED CONCEPT - INTERIOR HALLWAY

1st FLOOR PLAN

TENANT = 6,829 SF

LOBBY AND SERVICES = 2,262 SF

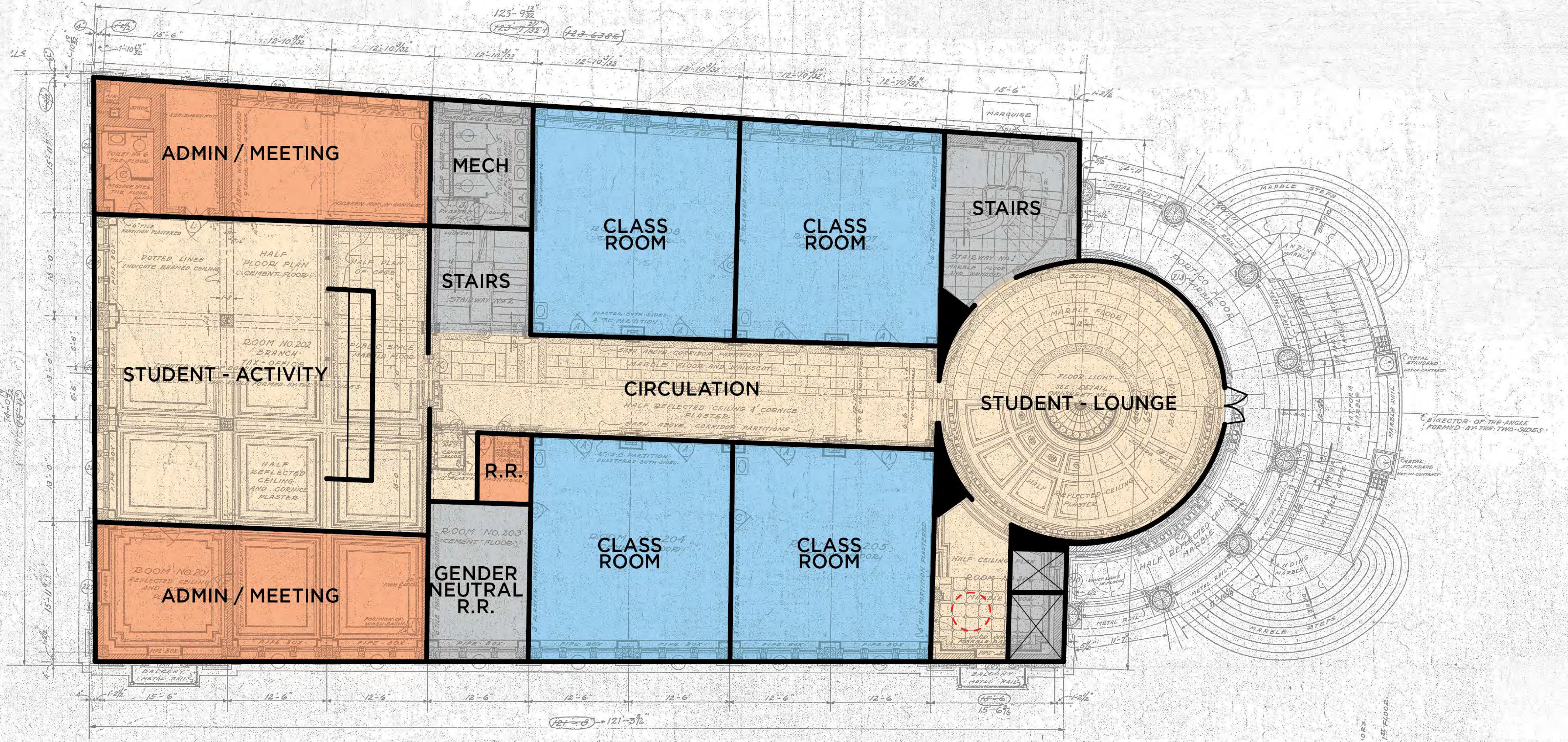
GROSS = 9,581 SF



2nd FLOOR PLAN

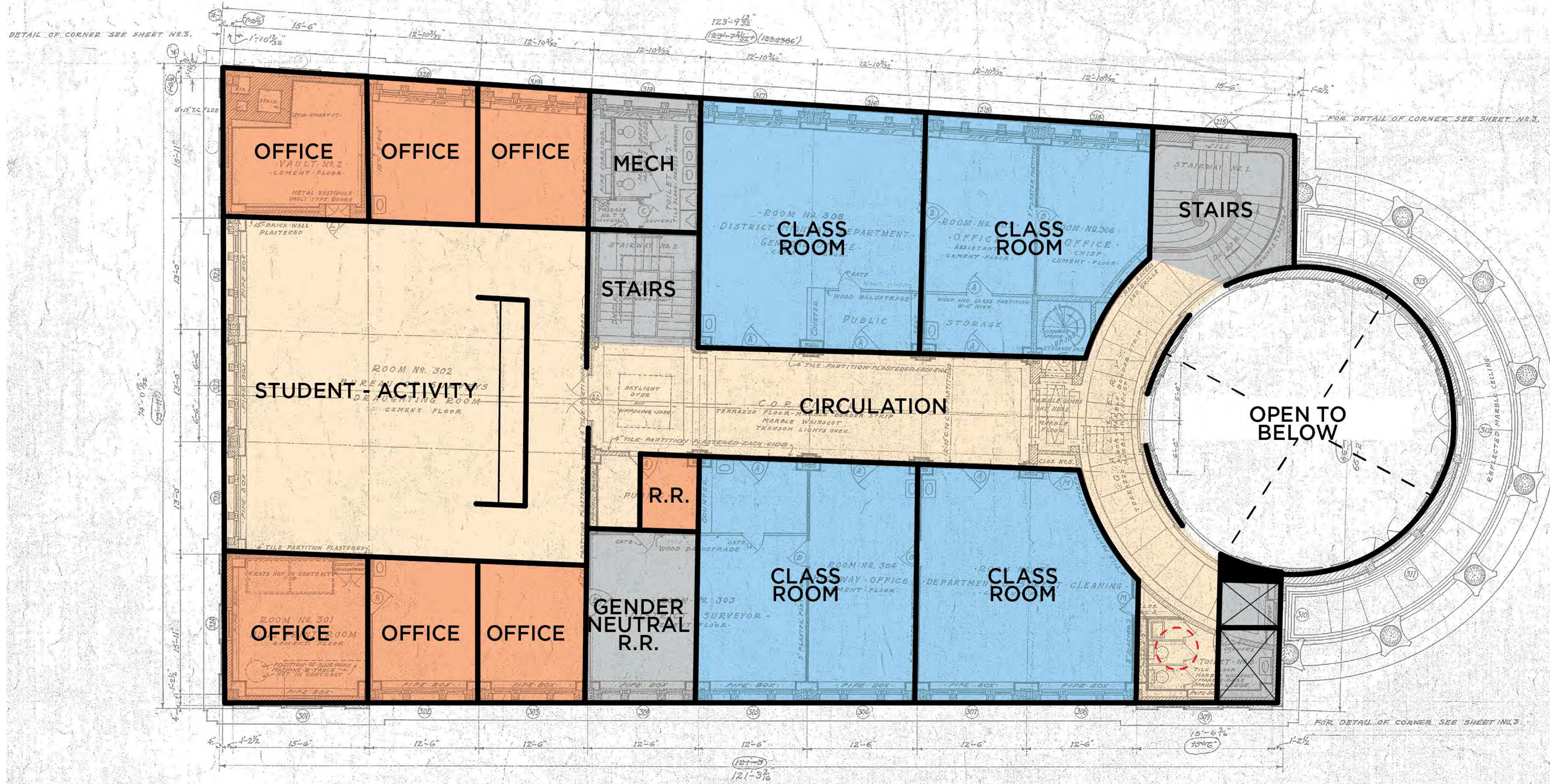
SCHOOL = 8,309 SF

GROSS = 8,818 SF



3rd FLOOR PLAN

SCHOOL = 7,139 SF  
GROSS = 7,648 SF

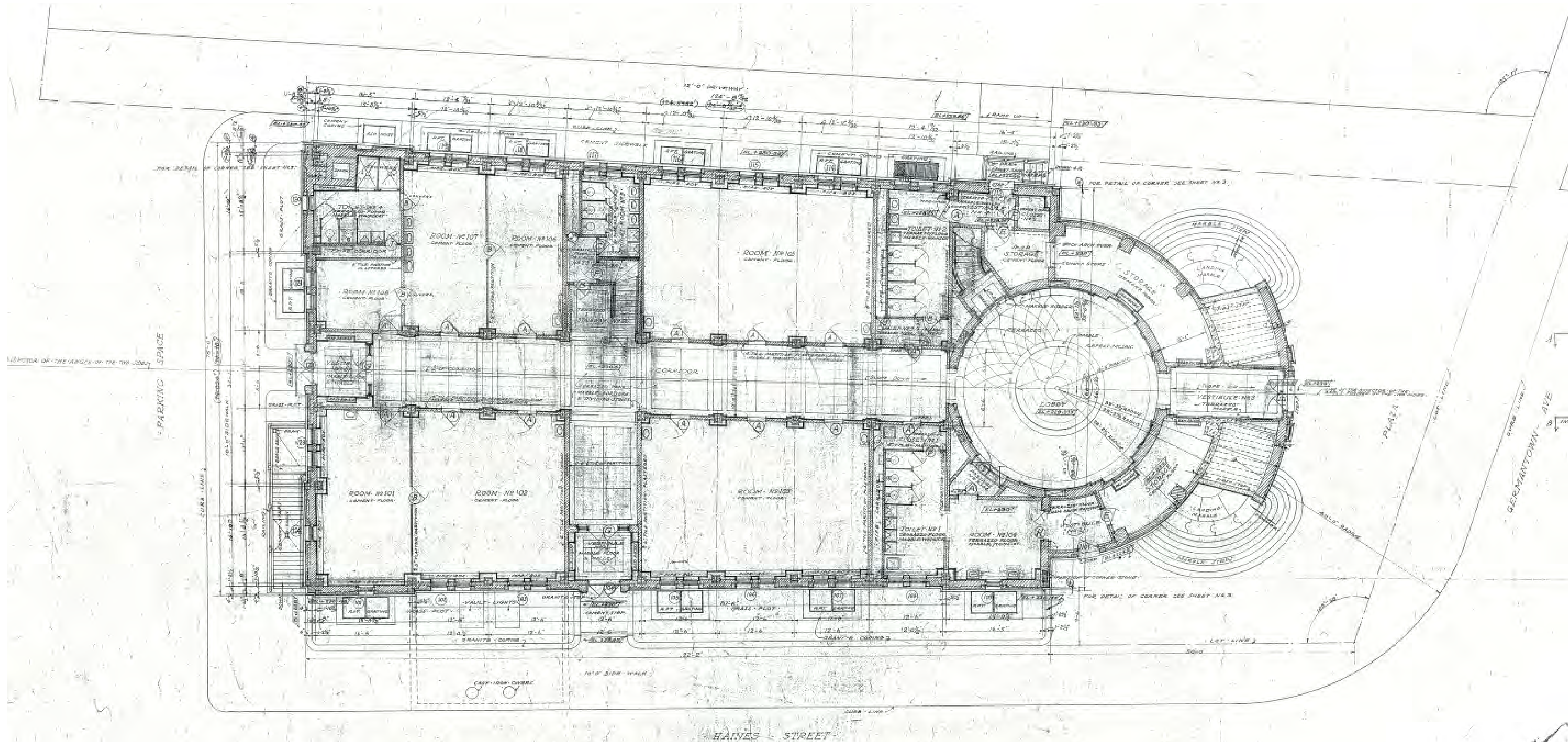


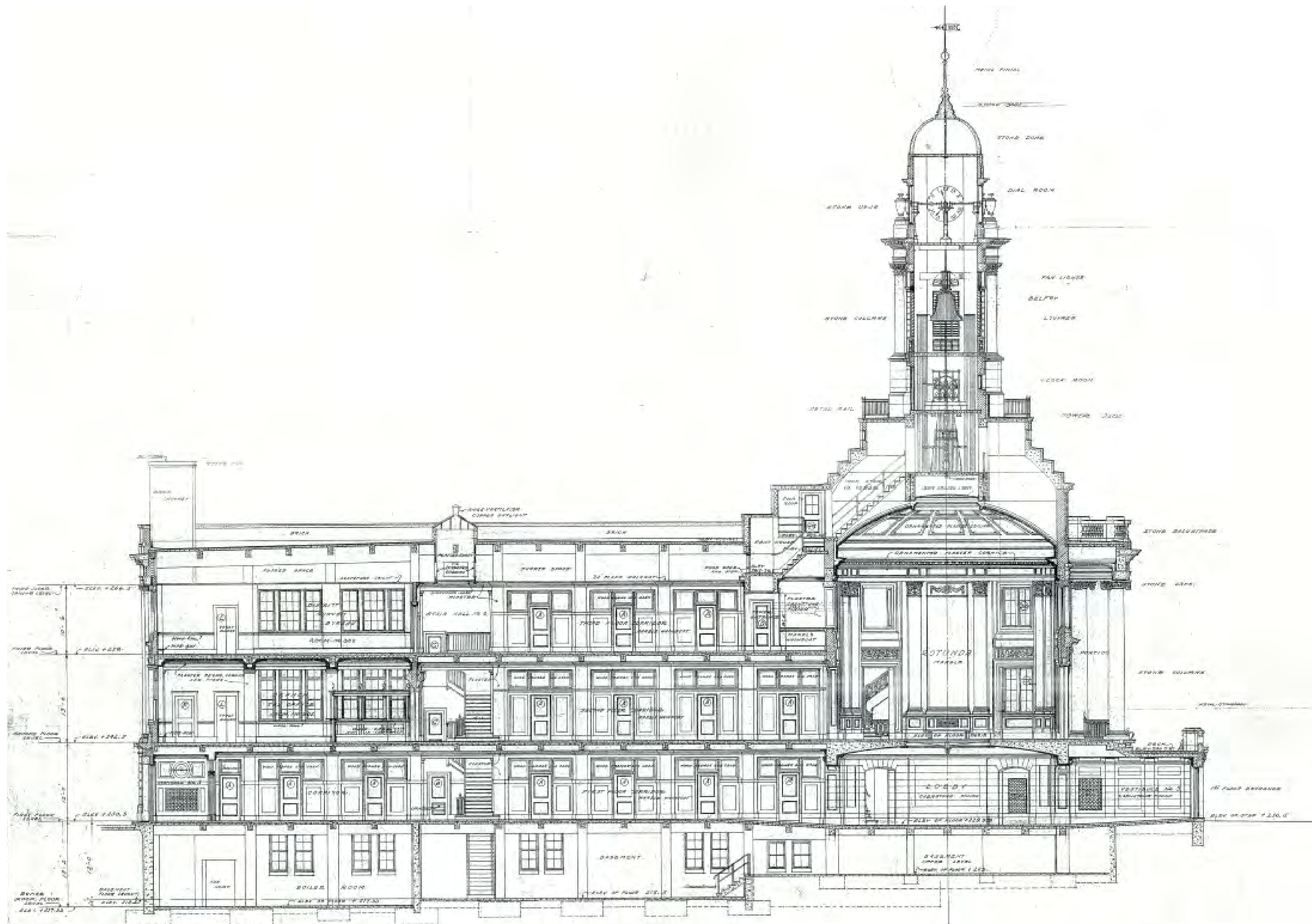


City of Philadelphia, Department of Records

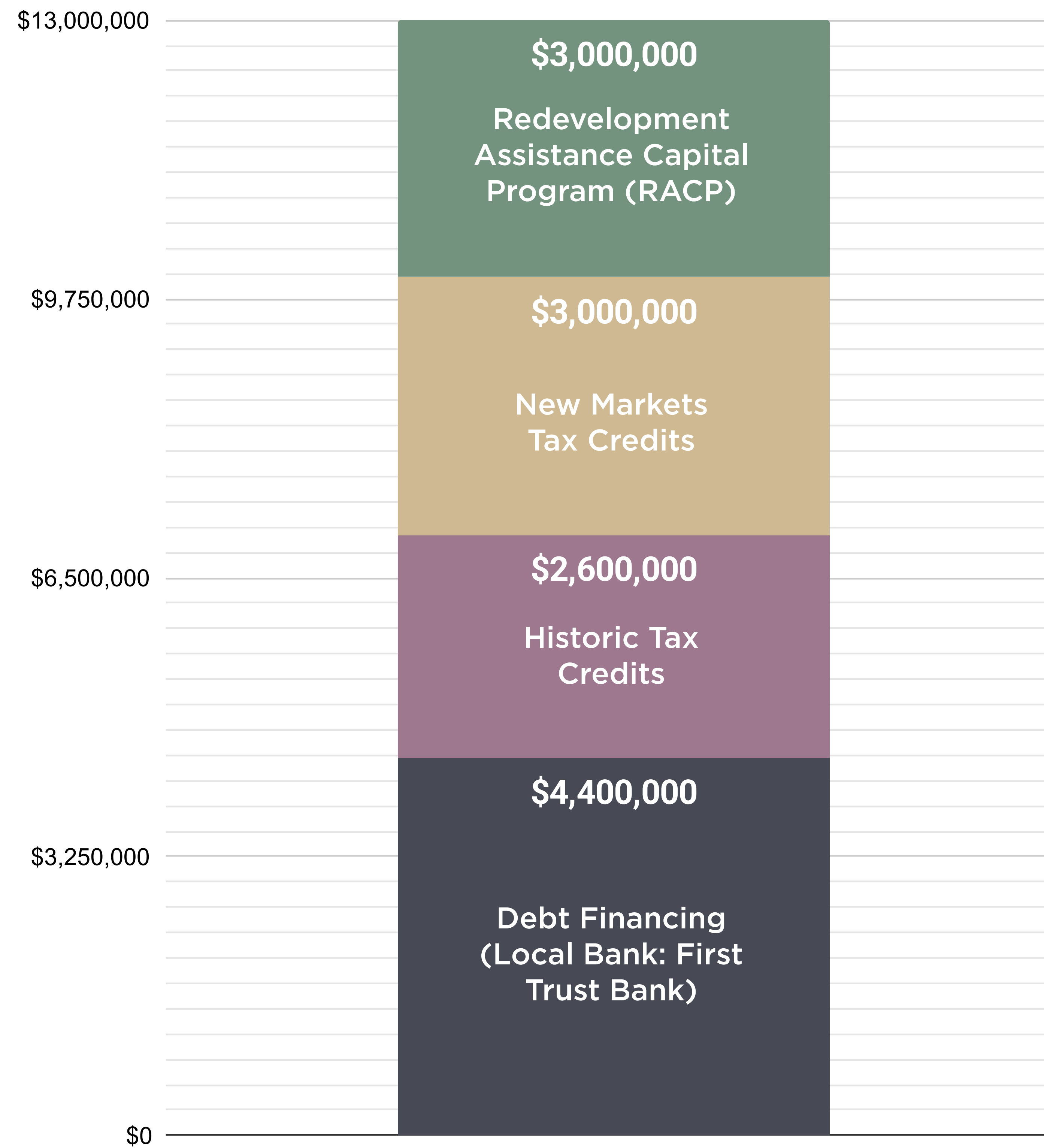


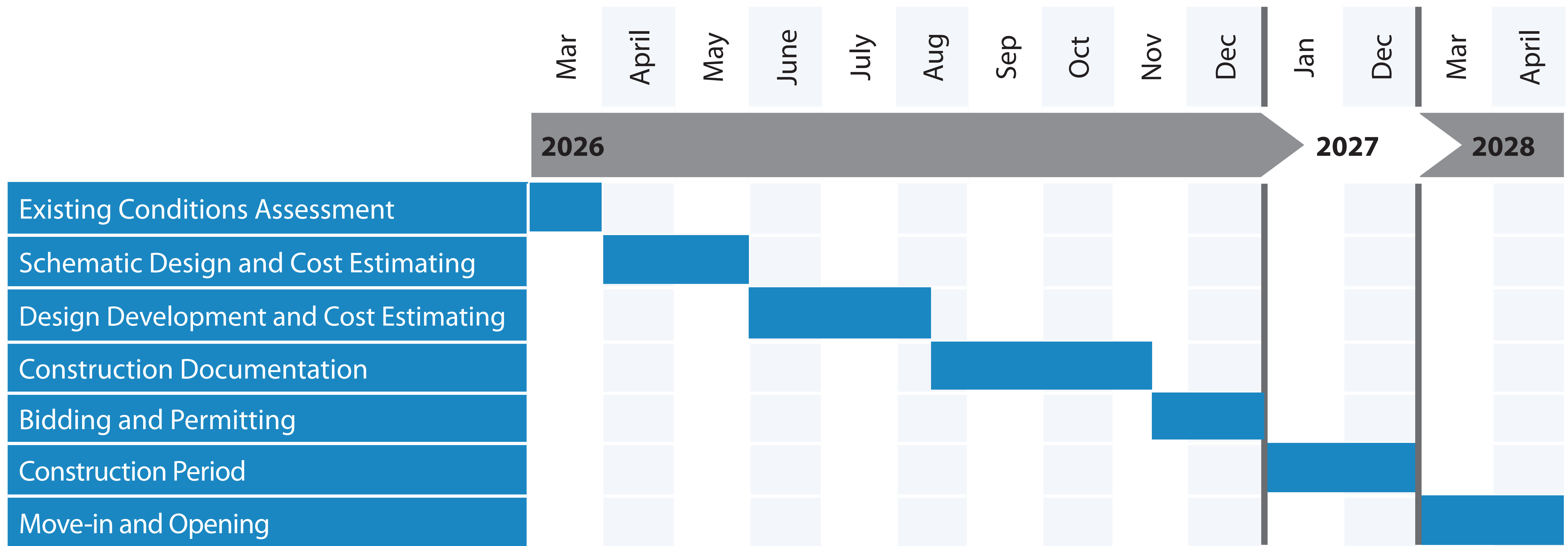
City of Philadelphia, Department of Records





LONGITUDINAL SECTION  
SECTION: ON CENTER LINE OF CORRIDOR





GERMANTOWN TOWNHALL

# COMMUNITY SPACE PLAN



Prepared for  
Germantown Townhall  
Anthony Fullard

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# PURPOSE

To restore Germantown Townhall in a way that remains grounded in the history of Germantown, while being intentionally designed for access, engagement, and inclusion.

- Where civic engagement is encouraged.
- Where small businesses receive support and pathways to grow.
- Where community health and wellness are prioritized.
- Where philanthropy and community care intersect.
- Where art is valued, visible, and accessible.
- Where shared spaces strengthen the community.

# CORE VALUES

## **Access**

The Townhall will be open and welcoming to all. Community members will have clear pathways to use the building for services, resources, gatherings, business development, creative practice, wellness practice, and celebration.

## **Engagement**

The Townhall will be active, alive, and in regular use. Programming, workshops, civic services, community events, and shared spaces/activities will bring people together across demographics.

## **Inclusion**

The Townhall will reflect the diversity, history, and identity of Germantown. Youth, elders, artists, entrepreneurs, families, and community organizations will all find space here.

The community will not only be welcomed, but considered and involved in how the space is shaped and used.

# USE CONCEPT

The Townhall will function as a community hub that supports gathering, creativity, wellness, learning, and economic opportunity.

The use mix below creates multiple, layered revenue streams, supporting both community access and long-term financial sustainability.

**Lobby** - A welcoming public lobby with seating, café, digital community information hub, and rotating art display.

**Anchor Tenant Space** - A dedicated space for a community centered organization that provides a daily presence in the building. The Anchor Tenant will be a partner in shaping the building's identity by offering programs and services that support the neighborhood.

**Flexible Performance & Gathering Space** - Community gatherings, film screenings, performances, art exhibitions, seminars, workshops, celebrations, and general events.

**Micro-Retail + Entrepreneur Market** - Affordable, short / mid / long-term workspaces for local businesses, start-ups, artists, makers, wellness practitioners, and creative entrepreneurs.

# USE CONCEPT

**Business Center** - A shared workspace offering meeting rooms, computer access, printing, business resources, and support services for entrepreneurs, neighborhood organizations, and residents.

**Culinary Space** - A flexible kitchen and food workspace for culinary training, community meals, cooking classes, small catering operations, and food-based entrepreneurs.

**Grand Hall (Rotunda + Terrace)** - A space for special events, auctions, presentations, ceremonies, performances, and community celebrations - a signature focal point of the building.

# ACCESSIBILITY & INCLUSION

## **Mobility**

- Barrier-free entrances, pathways, and restrooms
- Wide circulation spaces for wheelchairs, walkers, and strollers
- Elevators serving all public levels

## **Vision**

- Signage, floor markers, and handrails
- Audio descriptions available for directions and exhibitions

## **Hearing**

- Assistive listening systems
- Captioned visual assistance

## **Neurodiversity & Sensory Sensitivity**

- Quiet rooms and low-stimulation zones
- Soft lighting options
- Clear, predictable layouts and signage

## **Gender Inclusion**

- All-gender restrooms with private stalls for comfort.
- Family-friendly layouts and baby changing access.
- Signage that reflects respect for all gender identities.

# EVENT VENUE RENTALS

Spaces within Townhall will be available for community gatherings, celebrations, performances, meetings, and special events. Rentals will be designed to support both neighborhood use and mission aligned partners.

## **Spaces Available:**

**Flexible Event / Performance Space** - adaptable for performances, presentations, gatherings, and programming.

**Rotunda + Terrace / Ballroom** - a signature grand hall for special events, ceremonies, receptions, commemorations, and large-scale celebrations.

**Conference Rooms** - for meetings, planning sessions, organizational gatherings, and collaborative work.

**Flexible Multi-Use Rooms** - adjustable rooms for workshops, small events, rehearsals, maker-spaces, and community programming.

Rental policies will prioritize access, affordability, and alignment with the values of Town Hall. Clear booking systems and on-site support will ensure that events are well coordinated and the building remains cared for.

# PROGRAMMING & COLLABORATIONS

Programming at Townhall will be shaped with community partners, artists, educators, and local organizations to ensure the building stays active and rooted in Germantown's creativity and culture.

Townhall will function as a shared space, where partners bring their strengths while the building provides the space, structure, and welcoming environment for community life to grow.

## **Programming:**

- Creative workshops and maker classes
- Mentorship programs
- Business development and entrepreneurship support
- Wellness and community care events
- Creative events, performances, and film screenings
- Neighborhood gatherings and seasonal celebrations

## **Collaborations:**

- Local schools, youth organizations, and service providers
- Artist collectives, teaching artists, and creative practitioners
- Event and Program Managers
- Small business and workforce development groups
- Health and wellness organizations
- Neighborhood associations and community coalitions

# CONTACT

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