

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of September 17, 2024*

The DRC meeting was held via Zoom

## Members Present

- |                          |  |
|--------------------------|--|
| ✓ Larry McEwen, Co-chair | ✓ Sam Filippi, Business Association      |
| ✓ John Landis, Co-chair  | ✓ Matt Rutt, Parking Foundation          |
| ✓ Chris Linn, LUPZC      | , Streetscape Committee                  |
| ✓ Jason Friedland, LUPZC | Matt Rutt, VP Physical                   |
| ✓ Patricia Cove, HDAC    | Laura Lucas, President CHCA (ex-officio) |

## Others Attending

Frank Aloise, SCH administrator, SCH Theater Project  
Rachael Pritzker, Pritzker Law Group, SCH Theater Project  
John Keene, architect, SCH Theater Project  
Nagisa Yano, architect, SCH Theater Project  
Michael Rufo, engineer SCH Theater Project  
Michael Bowker  
Malik Henry  
Greg Tora  
Victoria Maron-Alley, neighbor  
Jennifer McHugh  
Craig Schelter, LUPZC  
Joyce Lenhardt, LUPZC and CHCA Board member  
Anne McNiff, Executive Director CHCA  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:05 pm. This is the official RCO meeting. Letters in support of the project have been received from Friends of the Wissahickon and Chestnut Hill Forum. Intros were made and the process was summarized.

## **403 W Springfield Ave**

•Presentation: Frank Aloise began the presentation. He showed a current site plan. The building was built in the late 1800s. It was converted into a theater in the 1970s. The project will remove the current cinder block lobby. Closed up windows will be opened and the step up needed to enter the theater will be removed. He showed historic photos of the building. The building originally had a cupola, which was removed. The 7 current parking spots will be retained but will be relocated. (Parking is generally on the street around the theater.) There will be ADA spots, making the building accessible. There will be some storm water controls installed, including under the parking area. Water on Springfield will be handled by a level spreader. Invasive plants and trees will be removed and replaced by native species. The paved area will be increased by 2350 sq ft. Path lighting will be added to the new addition, and there will be some lighting in parking for safety. All lighting will be dark sky compliant. He showed proposed elevations including restored windows. The roof of the rear of the building will have a flat roof with a parapet wall for the HVAC. The new lobby will have a lot of glass to respect the original

façade. Materials will include the glass, schist and a metal roof. Pictures of other campus locations were shown to support the use of those materials. A materials mockup will be shown prior to construction. The theater seats 500-550 people when set up as a lecture hall. As a theater, it will seat about 360 people. The stage area will be flexible. The restrooms will be 15 single non-gender bathrooms. A section was shown showing changes in levels in the topography and the height of the bridge.

- Committee Comments/Questions: L McEwen questioned the dimensions of the fascia board, suggesting it could be lighter/thinner. He complimented the design. Sam Friedland noted that a lot of the storm water was not generated on the property. L McEwen noted that the FOW has sent a letter of support. The new RCO also stated that the project was good. Matt Rutt stated that this is a good project but questioned parking. Are there any controls for street parking? It was noted that large groups during the day get to the building by walking and parking in campus lots and streets.. A golf cart used by security can assist people who need help. Chris Linn and Patricia Cove asked about the tree types. M Rutt asked if the dumpsters in the rear would be enclosed. It was noted that clean up in the back of the house area was need. M Rutt asked for an explanation of variances needed. There are three variances: the use if not allowed in this district, there are multiple uses on the site, and there will be some steep slope disturbance.

- Committee/Community Comments/Questions: Victoria Maron-Alley, an alum from Mt. Airy, stated the project is terrific. She asked about signage. There will be no major signage; signage will be based on other campus signage. Committee reports were made. The HDAC found the project to be interesting but had further questions about materials and lighting including colors. It felt the colors should be warmer. It was asked if there would be any signage. There will not be, other than the standard campus building ID signs. C Linn stated that the LUPZC the presentation and appreciated the good presentation.

- Committee Action: M Rutt moved that the committee recommend support of the project and variances as presented. The motion was seconded. P Cove suggested adding the HDAC palette as a condition. It was noted that ZBA will not enforce materials. The school stated that it will include the materials and colors will enforce this. J Landis asked about a timeline for materials presentation. It was noted that the school is getting close, probably before the ZBA meeting. The vote was unanimous in support. It was recommended that the school have a representative at the Board meeting.

### **Committee Business**

- Minutes Approval: It was moved that the August minutes be approved. The motion was seconded and approved.

- Other Business: A brief discussion of the new RCO followed. It was asked if the new RCO and FOW should be included on the DRC. This was discussed. The 9<sup>th</sup> Republican Ward is no longer an RCO. The Chestnut Hill Forward group and other RCOs should meet with applicants. The DRC is a place to have a single meeting with all groups. The RCOs could be invited to the next meeting. Anne McNiff stated that CHF and FOW can be invited but may not be allowed to vote at that meeting. By-laws need to confirm status.

### **Adjournment**

- The meeting was adjourned at 8:13 PM.

