

# City of Philadelphia Project Information Form

## PIF Confirmation Page

Thank you for submitting your information. A copy of this information will be sent to your e-mail address. If you entered in any of this information incorrectly, please complete and **submit a new form** with the updated information.

NOTE TO APPLICANTS: You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork. Per Section §14-303 (15)(a)(.3)(.A) of the Philadelphia Code, *"an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."*

**View all projects** submissions.

**PRINT YOUR FORM**

## **Applicant Information**

### **Address of Development Project**

7111 GERMANTOWN AVE

### **Council District #**

8

### **Name of Applicant**

Steve Masters

### **Zoning Application Number**

2021012264

### **Address of Applicant**

JustLaws PLLC  
621 W Mount Airy Avenue  
Philadelphia, Pennsylvania 19119

## **Contact Information**

### **Name of Contact Person**

Stacy Dutton

### **Phone Number of Contact Person**

(610) 420-1121

### **Email Address of Contact Person**

**sdutton@lanterntheater.org**

## **Project Information**

### **Is your project exclusively residential?**

No

### **Does your project result in a total of 2,500 square feet or more of floor area?**

Yes

**Is your zoning application exclusively for signage?**

No

## **Key Project Statistics**

**Current Land Use on Parcel(s):**

former sanctuary for Mt. Airy Presbyterian Church

**Proposed Land Use on Parcel(s):**

professional, not-for-profit theater

**Net Change in Number of Housing Units:**

0

**Net Change in Commercial Square Footage:**

0

**Net Change in Total Floor Area:**

0

**Net Change in On-Street Parking:**

0

**Number of Off-Street Parking Spaces to be Provided:**

0

**Approximate Projected Construction Period:**

8 months

**Please provide a brief summary of your proposed project:**

Renovation of the former church building into a professional theater venue, including lower level uses for public restrooms and dressing rooms and restrooms for the cast and crew.

**Please describe any planned changes to the landscaping and lighting on any public space within or adjacent to your project:**

We plan to replant and clean-up the existing landscaping.

**Please describe any anticipated impacts on the transportation network (e.g. parking, sidewalks, street safety or traffic, transit) and any plans for mitigating any negative impacts:**

No planned changes to sidewalks. We anticipate that the presence of theater patron pedestrian traffic in the evenings prior to and immediately following performances will be a positive to neighborhood street safety.

Theatergoers travel to theaters in Philadelphia by diverse means, including walking, public transportation, Uber/Lyft, and driving.

There is a Philadelphia Parking Authority surface parking lot located at 7142 Germantown Avenue and a surface lot located behind the Sedgwick Theater, accessed from Chew Avenue. There is ample street parking, both metered and free, on Germantown Avenue south of Mt. Pleasant Avenue.

The Lantern commissioned a parking study by Dawood Engineering. The study was conducted in September 2021 and concluded that, "Based on the collected parking count inventory data, the area surrounding the proposed theater will be able to accommodate the additional parking needs for the proposed theater."

There are numerous public transportation options to the Mt. Airy Theater, including SEPTA Regional Rail and bus service. The Allen Lane station on the Chestnut Hill West line and the Sedgwick Station on the Chestnut Hill East line are both within walking distance of the Lantern's proposed Mt. Airy Theater. The #23 bus line runs between Chestnut Hill and Center City, and there is a stop at Mt. Pleasant and Germantown Avenues.

Uber and Lyft have proven increasingly popular options for theatergoers who do not drive and are looking for door-to-door convenience.

**Approximately how many full time equivalent jobs (if any) are currently located on site?**

0

**Approximately how many full time equivalent workers will be employed on-site during the construction period?**

8

**Approximately how many full time equivalent jobs (if any) will be located on-site after construction is complete? Approximately how many of these jobs (if any) will be paid a wage of at least \$15/hour and will include health and/or retirement benefits?**

Approximately 20 full time equivalent jobs. Approximately 16 will be paid a wage of at least \$15/hour.

**Describe your plan, if any, to increase the supply of affordable housing:**

n/a

**Please describe any partnerships with local community organizations that will be utilized during and/or after construction:**

We anticipate working with EMAN, WMAN and Mt. Airy BID during and after construction. We plan to establish relationships with neighborhood restaurants to become Dining Partners of Lantern Theater Company. We plan to expand our existing education program relationships with Roxborough High School and W.B. Saul High School and to initiate relationships with Parkway Northwest High School and Martin Luther King High School to provide free in-class residencies and free tickets to performances.

**Please provide a brief summary of any plans for local hiring and job training/apprenticeships during or after construction. Also, please indicate whether you plan to submit an Economic Opportunity Plan to the Office of Economic Opportunity:**

The Lantern hires exclusively in Philadelphia for staff, designers, cast and crew. Each season we hire four professional apprentices who are paid on a full-time basis for the season (September - June) and receive professional training in all aspects of theater.

**Please describe any other anticipated community impacts (positive or negative) associated with this project:**

We hope that the neighborhood will welcome a high caliber professional, not-for profit theater company. We know that about two-thirds of theater audiences dine out (for lunch or dinner) prior to or following attending performances, so our patrons will generate restaurant business and quality street presence; they will need to use street parking and public parking lots around performance times. We plan to provide low-cost community passes to immediate neighbors to show our appreciation and develop new patrons. We will be able to make the theater available to groups like EMAN and WMAN for community meetings.

## **Sign & Submit**

### **Agreement:**

- I understand that all information submitted on this form is public information.

### **Printed Name of Applicant**

Steve Masters, Esquire

### **Please sign with the Initials of the Applicant**

SM

### **Date**

12/22/2021

Feedback