

Update - South Street

SHCA Community Meeting 7:30 PM September 17, 2025

Presentation of SHCA

Pennsylvania Hospital Zubrow Auditorium

Agenda

Intros and Welcome

The Good and Bad on South Street

PCPC Goals and Proposals

Cross-Community Collaboration

How about a Master Plan?

Next Steps

Your Goals, Questions, Comments?

What's Good on South Street?

Funky, creative vibe and history

Some wonderful businesses – Foy's, Jim's, Sam's Treastery, etc.

Fun events

Issues on South Street

Vacant Storefronts

Nuisance Businesses

PCPC Survey: Responders want more safety, more businesses that serve them and less vehicle traffic

PCPC – Philadelphia City Planning Commission

PCPC Stated Goals

Allow for growth along South Street

Preserve the uniqueness of the area

Create consistency in zoning along South Street

PCPC Proposal Slides Available on SHCA Website

PCPC Proposals

1) Reclassify Front to 11th to CMX-3, which is Commercial Mixed-Use

Uses Allowed In CMX-3

CMX-3 allows by right:

- Group living
- Fraternal organizations
- Medical marijuana dispensary
- Smoke shops
- Nightclubs and private clubs
- Smoking lounges (already prohibited in the District)
- Surface parking
- Visitor accommodations (AirBnBs)
- Vehicle fueling stations

If we upzone everything from 11th to Front Street, these uses that are currently not allowed by right for the CMX-2 and CMX-2.5 properties would be allowed by right

PCPC Proposals

2) Modify CMX-3 Rules from Front to 11th:

a) Height Limit of 65 feet

b) Eliminate parking requirements (CMX-3 otherwise requires 3 spaces per 10 units)

c) Commercial required on ground floor

PCPC Proposals

3) Allow Uses that Are Currently Prohibited for CMX-3:

a) Take-out Restaurants

b) Body Art Services

c) Fortune Telling Services

PCPC Proposals

4) New Sign Controls

- a) Allow signs above 2nd floor
- b) Sign must be below the cornice line
- c) Signs still to go to Art Commission, but not ZBA
- d) Allow projecting signs
- e) Legal signs will be grandfathered in

PCPC Proposals

5) Standardize South Street Overlay Boundaries to include all commercial properties in the area

SECTION 2- COMMUNITY RESPONSE

Cross-Community Collaboration

No neighborhood is an island

Continued collaboration with Queen Village,
Bella Vista and Wash West

Many shared concerns, goals

Exploring South Street Master Plan

Cross-Community Collaboration

Queen Village – QVNA President Cait Allen

What is a Master Plan? Why Have One?

A Master Plan sets the standards for what can be developed in the area

It results in initiatives and laws

It follows significant engagement with all stakeholder groups, PCPC and District Councilmembers

What is a Master Plan? Why Have One?

The Master Plan process builds consensus

The City listens to the Plan

Key Steps to Master Plan

Consultant Selection

Existing Conditions Analysis

Stakeholder Meetings

Draft Recommendations for PCPC,
Councilmember Review

Formal Presentation to Planning Commission

Legislation and Other Action Items

Next Step

PCPC is very interested in feedback from the Communities

What do you Think?

What's good about South Street?

What needs to change?

What do you think the goals should be?

What do you think the process should be?