

North District Plan Public Comments

THRIVE

- **From the Public Meeting**

- Land Management
 - Urban farming is needed: self-sustainable businesses, hydroponics, organics
 - What will happen with abandoned schools?
 - Include community, civic, CDC in workforce development executing partners
 - Encourage self-sustainable business practices in construction
- Economic Development
 - Promote low-income homeownership
 - Need for programs to take care of old homes, could use trade schools to assist (3)
 - Urban farming/ag: every 4 square residential blocks needs a row-house sized greenhouse running on solar and rainwater
 - Manufacturing: create jobs and new problem-solving tools for industry and infrastructure through use of building more maker spaces and DIY places
 - Renew textiles industry with hemp processing
 - Encourage unified economic development on both sides of Wayne Junction
- Neighborhoods
 - Need for all-purpose store and grocery store and Broad and Lehigh
 - Incorporate community education in urban agriculture
 - Accountability for commercial corridors for maintenance (2)
 - Workforce development for local residents through community benefits agreements

- **From the Steering Committee**

- On the vacancy map, there's an Erie Avenue label on Whitaker Avenue.
- Identify creative streams of revenue willing to invest in higher risk business opportunities that doesn't include debt (might be referring to Islamic finance?)
- Strategic partnership for entrepreneurship training and support to jump start micro businesses.
- Banners of historical heroes - #2 Rev Sullivan.
- Recommendation 1: Make Commerce dollars more accessible.
- Recommendation 2: Add P.P.D. and Free Library as implementing agencies.
- Recommendation 4: Incorporate Health Enterprise Zone initiative into the planning.
- Recommendation 5: Incorporate the children from schools in the farm agriculture efforts as a way of STEM education.
- Recommendation 6: Workforce housing around parks.
- Recommendation 8: Add Energy Coordinating Agency as an implementation partner.

- Recommendation 9: Establish a commission or team to recommend potential reuse of the industrial space and identify potential partnerships. For example, training facilities for steamfitters.
 - Recommendation 14: New Inspiration Church at Germantown and Cayuga should be registered historic.
 - Recommendation 15: Vacancy, affordable housing near 9th to 13th, Erie to Butler, Luzerne to Pike Streets (this description correlates to the blocks immediately surrounding the Lenfest Center in Hunting Park).
- **From e-mails**
 - Identify Wayne Junction as a commercial district - to include Wayne Avenue, Germantown Avenue and Berkley Street near the Wayne Junction Station. This area has been designated a National Historic District and is undergoing extensive renovation and redevelopment and SEPTA recently completed a \$31.5 million renovation of the station. While this area is on the border of the North District, Wayne Junction Station and Berkley Street are within the district boundaries. It would do the neighborhood a disservice not to include it as a commercial corridor and priority area.
 - Include Wayne Junction in recommendation #1 to install streetscape improvements, including lighting, benches, trash receptacles and public art. Also add street trees and new sidewalks (where needed) to the list of improvements needed in these commercial corridors.
 - Improve short and long-term parking at Wayne Junction
 - Include recommendations for the Budd Site on Hunting Park Avenue and the area around the Allegheny Regional Rail Station at 22nd & Allegheny.
 - North 17th Street, Lehigh to Allegheny
 - No additional prisons & future removal of ALL prisons from The North District. Prisons are an economic, political, zoning and land-use, and cultural burden within our communities. Swampoodle/ Paradise has always supported limited work-release participants (working at community businesses) in our community & the majority of these participants represent best-practice relationships between our community and the criminal justice regime. Prisons within Swampoodle/ Paradise introduce parasitic and distressed opportunities that exploit zoning & land uses that harm our neighborhood.
 - No Institutional zoning to preserve community input for zoning and land-use.
 - Redevelopment of the North 17th Street Commercial district in the Tioga area, above Swampoodle, following the guidelines of the Tioga community.
 - No student housing due to the plethora of burdens on quality of life & peaceful enjoyment (including new addicts, increases in sex & racial violence, etc.) of our community. Student populations also burden our Black-American community with new special-police & security forces which introduce new homicide sources to victimize Black men & other community members. Introduction of segregated transportation systems into our community is also a disadvantage of living with student housing, and is not welcome in our community.
 - Continued Commercial and Industrial development at The Budd properties with a focus on industrial & commercial jobs providing higher-compensation jobs.

CONNECT

- **From the Public Meeting**
 - Transportation
 - Safe routes needed for kids walking
 - Need more trash cans and litter education (4)
 - SEPTA buses not using pickup/drop off zones, queuing areas

- Need more lighting on blocks and corners (3)
- Keep emergency vehicles in mind when proposing road width changes
- Support traffic calming, especially 5th/6th/2nd and Lehigh and Allegheny (3)
- Need more education about SEPTA rules and better relationship between SEPTA police and residents
- More access to waterfront, Kroc Center, and North/South via bike (5)
- Need street cleaning after trash day
- 5th street bike lane: why doesn't it go to Lehigh?
- Designated zones for pickup and drop off for ride sharing service with safety measures (2)
- Add bus shelter with marketing at all stops (2)
- Children at play signage
- Senior park with gazebo and benches
- Senior traffic light button for cross walk
- Senior Cross walks (2)
- Build housing at American and Westmoreland Streets

➤ Transit

- Reuse Kelly's Corner (2)
- Don't close Old York Road, will put traffic on Broad and Rising Sun
- We need more solar power
- SEPTA Route 2: Why on Pulaski/17th? Street is too narrow
- A way for tourists to get affordable transportation from trains stations to explore historic sites

• **From the Steering Committee**

- Thanks for updated Recommendation 19 language.
- Recommendation 19: EPA Area Wide Plan grant?
- Recommendation 20: Get Direct Bus definition from O.T.I.S.
- Recommendation 23: Add Bicycle Coalition as an implementing partner?
- Recommendation 26: Traffic triangle at Bethune Elementary, Old York Road, Rising Sun and Ontario at arrival and dismissal.

• **From e-mails**

- Wayne Junction Station provides an excellent opportunity for bike share station. Windrim Ave. in need of a bike lane for connectivity to Clarissa St then to Broad or to Kelly Dr.; and in the opposite direction to newly renovated Stenton Park Playground Recreation & Historic Mansion from Loudoun Mansion.
- Recent survey from Indego Bike Share inquired about Electric Bikes. Lower Germantown Area represents an ideal pilot area enabling connectivity to East River Drive and Center City, West Park and in the other direction Wissahickon.
- Bike/Trolley Tour Connections (Center City/Germantown/Nicetown-North Broad) via Kelly Drive to W Hunting Park Ave To Wissahickon Ave, then Roberts Ave or To Clarissa/Windrim (Boys & Girls Club at the corner) continue to Stenton or To Germantown Ave. (longest historic district), turn right (south) to connect to N. Broad St close to Beury Bldg./Erie Ave
- We need more meetings with community education people to help explain the implications of the 2045 transportation plan in our neighborhoods.
- Efficient use, not reduction, of electric, water & gas utilities, combined with the zoning and land uses to increase the benefits for our community members is our goal. Recent utility failures in Swampoodle/ Paradise (electric, water, etc.) evidence our modernization requirements for our utility infrastructure.

RENEW

- **From the Public Meeting**

- Open Space
 - Heritage Park needs building and welcome sign (2)
 - Spike in homelessness in Tacony, probably from heroin alley
 - Tacony Sedgley trail-not a motor bike highway
- Environmental Resources
 - Increase trees, use cap and trade (2)
 - Cisterns, especially for industrial users
 - Fernhill Park: room for more tree planting
 - Build many green stormwater infrastructure sites on vacant empty lots in the Fairhill neighborhood
- Preservation and Public Realm
 - Reuse vacant churches for housing or recreation programs (2)
 - Look to leverage historical assets of TP
 - The Frazier Gym: Statue, mural, community center, or rename street (3)
 - Make sure triangles don't negatively impact traffic

- **From the Steering Committee**

- Recommendation 41; The trees are a big sidewalk problem on commercial corridors. The roots are tearing up the sidewalks.
- Recommendation 44: Restore New Inspiration Church at Germantown. Add New Inspiration Church at Germantown and Cayuga.
- Find resources to preserve Rowan and St. Paul Streets (note attached to Recommendation 50).
- Some property needs historic preservation – vacancies, blight (pointing to picture of Rowan and St. Paul Streets).

- **From e-mails**

- Add Wayne Avenue and Berkley Street to the list of corridors on which to plant trees.
- The Wayne Junction area serves as a gateway between the neighborhoods of Germantown and Nicetown and is a transportation hub. Vacant properties near Wayne Junction station and the expansive train trestles are both areas in need of attention to improve the public realm.
- Nominate the Wayne Junction District to Philadelphia Register of Historic Places
- Clarissa/Windrim from Hunting Park Ave and Roberts Ave. from Wissahickon Ave. represent opportunities for welcome signage and greening. Median strip is part Philadelphia Parks and Recreation Fernhill Park.
- Greening opportunity at SEPTA's Midvale Yard
- The Logan Burial Ground at Stenton Park is in need of major restoration.
- Area across from the Wayne Junction Station and along CSX tracks: 4433 Wayne Ave Phila., Pa. 19144 (Germantown) Historic Brown Instrument Bldg now monthly storage and Comcast Yard just across the street at 4400 Wayne Ave., Phila., Pa 19140 (Nicetown) are excellent opportunities for greening and connectivity. In fact, cleaning and greening the area all along CSX-Windrim/Clarissa from Hunting Park Ave to Stenton Park Playground Recreation & Stenton Mansion (Logan Burial Ground at Stenton Park in need of restoration.) would include the aforementioned and would improve connectivity between Loudoun Mansion 4650 Germantown Ave and Stenton Mansion 18th & Courtland Sts.

- Historic: Simon Gratz HS & Nicetown (Shane Victorino) Boys & Girls Club add: Brown Instrument, Bearing Prod/Golaski Lab
- Restoration and Preservation of Historical features, properties & areas throughout the Swampoodle/ Paradise, East Falls, Tioga, Nicetown, Germantown, Wayne Junction Station, Allegheny & North Philadelphia Stations, where the interconnected history of this part of North Philadelphia is based on providing viable employment to residents & other Philadelphia-area residents travelling to North Philadelphia for jobs.
- Maintain current zoning for reservation of waterways, parks, and open-spaces, with a priority as maintaining natural & historical configurations of our Fairmount Park, river and skyline (no zip-line business, drone matters, or similar activities) areas to support our long-term, healthy indigenous plant and animal activity, in concert with, human uses in our area. No tourist development in Swampoodle/ Paradise park & waterway areas - except controlled & limited waterways, wildlife and bird watching and science activities. North Philadelphia includes our impressive insect, wildlife, plant/ flora and bird communities as long-term residents. Entertainment activities are currently at a safe (environmental) level & increasing human traffic (or displaced animal populations) & recreational activities will promote overuse of our beautiful park environment & current, reasonable open-area uses.

FOCUS AREAS

North Philadelphia Station

- **From the Public Meeting**
 - Will SEPTA entrances have elevators?
 - Currently long depressing walk around 15th street side
 - Grocery store here, See 40th and Walnut Fresh Grocer as precedent, (5)
 - Concerns with affordable housing creation
 - Stabilize prices of city owned land for local developers (16th and Venango)
 - Concerns with access to neighborhood schools
 - What can the average person do to help make this happen?
 - Amazon Headquarters in Botany 500 building or here in general (4)
 - Concerns about gentrification/rising prices/displacement with development (6)
 - Buildings for government contractors possibly?
 - Reopen tunnel to Broad and Lehigh with stores (without stores, tunnel is unsafe)
 - Is this the new anchor for North Philadelphia?
- **From the Steering Committee**
 - What will happen with the shopping center and the supermarket with the restoration?
 - All areas near tracks need lighting. Women killed.
- **From e-mails**
 - No high-density residential districts (no IRMX, RMX-3, RMX-2, RM-4, RM-3, RM-2, CMX-4 or CMX-5) at Broad & Lehigh and the surrounding area. Also, no Institutional (SP-INS) zoning and land uses. No Commercial-Auto Oriented (CA) zoning and land uses. Residential and business neighbors and stakeholders want Broad & Lehigh (our train stations) and the surrounding areas to remain zoned for land uses as Commercial (CMX-3, CMX-2/2.5, CMX-1), Industrial (I-2, I-1), Industrial Commercial Mixed-use (ICMX) to return to zoning & land uses that prioritize job creation for existing residents (multi-generational).
 - Maintain Residential (RSA-5, RSA-4, RSA-3, RSA-2, RSA-1) and limited, low-density Residential Multi-family (RM-1) for Senior and Veteran affordable housing. Increased crime is evidenced in our community when transient and/or medium to high-density

housing is developed in the vicinity of our train stations which decreases our quality of life.

- Transit-oriented development at our 2 stations with a focus on Commercial & Industrial development that provides our community members, and surrounding community members, with quality employment with The North District.
- Keep the Historical names of ALL of our train stations.

Broad & Erie

- **From the Public Meeting**

- More library programs (2)
- More greenspace especially for kids (3)
- Potential name for triangle
 - Nuestro Paraiso
 - Bloque de Esperanza
 - Leon Sullivan
 - Black and Nobel Triangle
 - Fannie Lou Hammer
 - Mary McCloud Bethune
 - Amos Wilson Triangle
- More funding and support for Black-owned businesses (7)
- We need a BID, have 24/7 maintenance like CCD and UCD (2)
- Concerns about litter, trash pickup, recycling, street cleaning (5)
- Create a recognizable landmark branding of area
- Broad and Erie is primarily a Black neighborhood and all improvements should serve local residents (6)
- Lift or Uber loading zone/drop-off
- Bike share station
- Façade guidelines for commercial storefronts are needed
- Create more gathering spaces and reasons to stop and shop (2)
- Community fax and copy center
- Medical-oriented charter school
- Fresh Food
- Designated space for and oversight of food trucks and carts (2)
- Buery Building should be taken down after 40 years at Broad and Erie

- **From the Steering Committee**

- It's hard to distinguish colors.
- Exterior seating at café planned (points to crosswalk below # 5 on the west side of Broad between Erie and Germantown)
- Improve pedestrian crossings, but don't close off Germantown Avenue.
- Likes the idea of pedestrian plaza here (points to #8 on Germantown between Broad and Butler)
- Like using intact Dutch fronts as backdrop for amenities directly associated with the storefronts
- Transit plaza not intuitive to what is being proposed.
- Use Minneapolis example for a transit mall for buses only.
- Make one of the stores at northwest corner of Broad and Erie a station for bus riders.
- Under Challenges, change Erie Station to BSL Erie Station.
- Signage –What happens to upper story signage/banners if the business closes? Do we need to reconsider signage regulations for this intersection? Should there be a signage overlay to recognize its history and upper floor businesses?

- Should we consider paving patterns with embedded lighting to enliven places with little ability to place landscaping or interventions that need foundations – e.g. Concrete triangle at Broad and Erie

Hunting Park East

- **From the Public Meeting**
 - Can we get rid of the tracks on Erie Ave and improve design for traffic flow?
 - Create jobs within the development including entry level position
 - Support removing trolley tracks because of safety concern (3)
 - Light timing signalization - Current timing is unsafe
 - Use lottery money for neighborhood improvements
 - Increase police presence in underpass areas and where school age children are walking
 - Lighthouse field perimeter has security concerns (2)
 - Grow more food for food access, job creation, education (4)
- **From the Steering Committee**
 - Partner with Coca-Cola in reference to trucks.
 - Organize businesses to form organization for improvement?
 - Where feasible – GSI difficult on Erie with utilities.
 - GSI not possible in median unless funding for track removal like on American Street.
 - Can PPR provide trees to private property owners? (refers to the “Calm Intersections and Provide Greening” intersection and site specific improvement.
 - Put labels on anchor industries.
 - Invites insects – no vegetated walls. Brush, trees and plants are enough
 - Not sure if GSI is possible on Whitaker Avenue: just say ‘greening’.

General Focus Area Comments

- **From the Public Meeting**
 - Wayne Junction should be a focus area
 - Nicetown sport court establishes connectivity at Roosevelt Boulevard
- **From e-mails**
 - Wayne Junction certainly meets the definition of focus area; “strategically located site with the potential to benefit the entire district, or even the city as a whole. It can be a catalyst for thoughtful reinvestment in the larger community.”
 - Major redevelopment is planned on Germantown Avenue, Wayne Avenue, Roberts Avenue and Berkley Street near the Wayne Junction Station and including it as a Focus Area will help spur both public and private investment.

ZONING & LAND USE

- **From Public Meeting**
 - No comments
- **From the Steering Committee**
 - Behind Bethune School, why ICMX? Why not keep CMX-2? Same for Liberty Motel.
 - Why so much rezoning as a proportion of the total district?

- Should there be potential TOD zones around all of the Market-Frankford El stations?
- **From e-mails**
 - Rezone the “even side” of the 3200 block of Germantown Avenue to IRMX to allow for redevelopment of blighted properties
 - No high-density residential districts (no IRMX, RMX-3, RMX-2, RM-4, RM-3, RM-2, CMX-4 or CMX-5) at Broad & Lehigh and the surrounding area. Also, no Institutional (SP-INS) zoning and land uses. No Commercial-Auto Oriented (CA) zoning and land uses. Residential and business neighbors and stakeholders want Broad & Lehigh (our train stations) and the surrounding areas to remain zoned for land uses as Commercial (CMX-3, CMX-2/2.5, CMX-1), Industrial (I-2, I-1), Industrial Commercial Mixed-use (ICMX) to return to zoning & land uses that prioritize job creation for existing residents (multi-generational).
 - 22nd Street Business District, West Lehigh Avenue, and Allegheny Station:
 - Street-level of properties (zoning and land-use) as Commercial (CMX-2, CMX-1) and following the direction of the North 22nd Street Business Association for ALL zoning and land uses.
 - No Industrial Residential Mixed-use (no IRMX) zoning and land use.
 - No Institutional (no SP-INS) zoning and land use. This zoning classification forfeits our community's right to participate with the zoning and land use process.
 - Maintain Residential (RSA-5, RSA-4, RSA-3, RSA-2, RSA-1) and limited, low-density Residential Multi-family (RM-1) for Senior and Veteran affordable housing. Increased crime is evidenced in our community when transient and/or medium to high-density housing is developed near our train stations which decreases our quality of life.
 - West Allegheny Avenue - Commercial (CMX-2, CMX-1), Industrial (ICMX, , I-2, I-1) for job growth along this corridor. No high-density Residential or Residential Multi-family on West Allegheny Avenue. Maintain this area as low to medium residential zoning and land use, with community legal Notice and input required by zoning Variance for consideration of any new medium and high-density zoning and land uses.
 - Reducing the zoning from CMX-2 to CMX-1 or any RSA classifications is the method our community will use to promote the reduction of Stop-and-Go, and other nuisance business types which serve as parasitic participants and usually increase crime and other hazards that degrade residential and desired commercial properties within our community.

GENERAL COMMENTS

- **From Public Meeting**
 - EPA Area Wide Brownfield Plan should be done near North Philadelphia Station
 - Fairhill Neighbors: Vacant Land was former school, should be a park
 - Left out the neighborhood of Kensington
 - Need 2 beat officers and cleaning services on every business corridor
 - Require that developers be mandated to employ neighborhood residents when gentrification is being done by them. No tax abatement without some contributions to the existing neighborhood
 - Clean up the trash, hire local people and educate at the same time
 - Need a hotel and conference center in the district (2)
 - How come Nicetown was allowed to go down, we have council - state reps need to work
 - Youtube broadcast meetings so those who could not attend can review
 - Must be fair and equitable throughout
 - Need to address schools, quality and physical buildings, to make neighborhoods more livable. This has to be addressed in some capacity.

16th Ward Republican RCO
3725 N. Bouvier Street
Philadelphia, PA. 19140

January 4, 2018

Dear Ashley:

Please note the following input from the community as regarding the 2035 Plan.

There should be no High Density Residential Housing in the area of Broad and Lehigh or Broad and Glenwood. It should be kept as commercial and Industrial to rebuild the job base and provide good paying jobs for the community.

All historical features should remain in the 19132 zip codes.

Keep I-3s for high paying jobs.

Correctively rezone parks and recreation facilities to SP-PO-A.

Remap active corner commercial properties to CMX-1.

Remap vacant corner commercial properties to prevailing residential district.

Strict code enforcement should be considered in cases of long term vacancy because lack of maintenance of properties can have a detrimental impact on the community.

Thanks for the opportunity to serve the community!

Daphne Goggins
16th Ward Republican RCO

North Central Phila CDC/RCO
1631 W. Susquehanna Avenue
Philadelphia PA 19132

We are a Nonprofit a Community Development Organization and a Registered Community Organization. Our mission statement is to serve the existing homeowners to maintain their existing homeownership status in their current community. We are mandated to educate all on their rights as citizens and to get them to do what they must to enforce their rights by whatever means possible. Our goal is to focus their energy change laws and policies that will protect their sovereignty by ensuring their inclusion to all new changes, growth within their communities.

With that said we are opposed to all changes in variances along the following areas:

All areas that are currently zoned as residential two or three story structure homes along the following:
Broad Street – from Broad and Lehigh to Broad and Roosevelt Blvd.

Indiana Avenue - All of the West side

Erie Avenue – West & East Side

Lehigh Avenue – West & East Side

Huntington Park – West & East Side

Rational: No real effort was made to educate, enlighten the masses of citizens, businesses, organizations, within those areas to any proposed changes (specifically the North Station District and the Beury Building developments) Consequently, until real steps are taken then legally all changes should not take place without utilizing the existing legal rezoning steps that have been agreed to by the Major, City Council, City Planning, City Zoning Board and the Citizens of Philadelphia. Which is currently being screened by organizations like the RCO's and CDC's to ensure that the citizens directly affected by any and all changes have the **constitutional** rights afforded to them to make their opinions heard and agreed on by the majority of the vote and the zoning Board of Philadelphia.

No commercial Buildings or buildings higher than the existing height should be added in the communities.

Shift Capital's Murray said the first concrete step toward the Beury's rebirth will be its environmental cleanup, to be funded with a grant from the

state Department of Community and Economic Development that covers up to \$1 million of remediation costs. Work on the cleanup should begin in the coming weeks, he said.

For the redevelopment project itself, Shift hopes to tap private investment through the

federal Low-Income Housing Tax Credit program,

bond financing, and a

publicly administered loan. It also is seeking a grant from the

city's Division of Housing and Community Development to round out its financing needs,



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January 5, 2018

BY EMAIL ashley.richards@phila.gov
AND U.S.P.S. MAIL

Philadelphia City Planning Commission
North District Plan
Attn: Ashley Richards
1515 Arch ST, 13th Floor
Philadelphia, PA 19102

Subj: Comment Regarding Philadelphia 2035 - North District Plan
Three (3) Parcels Owned (whole block) ("Properties"):
400-401 E. Tioga ST - BRT 884526400
3425 C Street - BRT 884526405
401-411 E. Onterio ST - BRT 884341507
Owner: Brickyard Holdings, Inc.
Current Zoning for the Properties: I-2, Medium Industrial

Dear Planning Commission - North District Plan:

This firm is retained by Brickyard Holdings, Inc. ("Brickyard") with regard to the implications of the Draft Philadelphia 2035 - North District Plan ("Plan") on Brickyard and its tenant, and to provide comments on the Plan.

The Properties have been leased by Abbey Color Incorporated, originally known as Abbey Color and Chemical Co., founded in 1968, and formerly known as R.S.P. Acquisitions, Inc., (hereafter "Abbey") for over 25 years. Abbey is one of the world's premier dye manufacturers and supplier of industrial dyes, dye precursors, and colorants. In addition to dyestuffs, Abbey manufactures epoxy resin repair kits, small packaging components, and leak detection units. The Properties have been used by manufacturers and to employ local Philadelphians for much longer than any of the companies named above have been around.

Philadelphia City Planning Commission
North District Plan
Attn: Ashley Richards
January 5, 2018

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More significantly, Abbey is Certified and Registered as a HUBZone Program employer. As you are surely aware, the HUBZone (Historically Underutilized Business Zones) Program is designed to revitalize communities and it is administered by the Small Business Administration ("SBA") for businesses that meet the following basic criteria: (1) it must be a small business; (2) it must be controlled by at least 51% U.S. citizens or a Community Development Corporation; (3) it must be located in a SBA designated Historically Underutilized Business Zones; and, (4) at least 35% of its employees must reside in the HUBZone. Most of North Philadelphia, including the location of Abbey, is a HUBZone.

Long before "Philadelphia2035" was conceived, Abbey was contributing to the THRIVE component of Philadelphia's 2035 vision. Abbey has a diverse and strong local employee base, offering employment opportunities such as manufacturing, distribution, and processing, including entry level jobs.

Additionally, Abbey has been a responsible business in Philadelphia by continually striving to comply with all Philadelphia codes, rules, and regulations and to be a contributing member of the community. Abbey is a positive asset to the City and to the employee residents who live nearby.

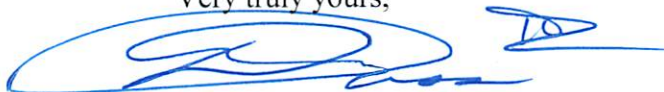
The current Draft Plan appears to limit the Huntington Park East Industrial Park to the north side of Tioga Street, across the street from Abbey, although still within the Industrial Legacy Area. As stated in the subject of this letter, the Properties are currently zoned I-2 Medium Industrial. The I-2 Medium Industrial zoning definition is the perfect description of what Abbey has been doing at the Properties for decades.

The Huntington Park East Industrial Park area, just across the street from Abbey, defined in the Plan are also I-2 or I-3 Medium or Heavy industrial. Because Abbey does not appear to be included in the Huntington Park East Industrial Park area, on Page 83 of the Plan, it appears to include the Properties in a "Proposed Zoning" change from I-2 Medium Industrial, to one of three alternative zoning uses, though it is not clear to us. We raise this issue, as it may not be apparent to the Commission, all of the three alternative zoning uses would restrict Abbey's use of the Properties and possibly eliminate the very jobs for local residents the Commission seeks to benefit.

REQUEST: If and when the North District is re-zoned, the Plan should provide for the Properties to be included in the Huntington Park East Industrial Park, of which it is currently a part of from a practical perspective, and ensure it remains in the I-2 Medium Industrial zone. Re-zoning the Properties would be contrary to the stated goals and vision of the Plan and have a detrimental impact on that part of the City.

Should you have any questions, please feel free to call me on my cell at (610) 416-0514. Thank you.

Very truly yours,



Dillon L. Ross IV


DLR/dns
Copy to: Brickyard, Inc.

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MEMORANDUM

TO Ashley Richards, Philadelphia City Planning Commission

FROM Matthew N. McClure, Esquire 

DATE November 28, 2017

RE North Station District, LLC: Comments to Draft North District Plan 2017 (the "Draft Plan")

We represent North Station District, LLC ("NSD"), a private joint venture development entity formed with Amtrak to redevelop the areas abutting and adjacent to North Philadelphia Station (the "Station") for a multi-phased, transit-oriented, mixed use project (the "Project"). NSD currently owns or controls the land immediately north of the Amtrak Northeast Corridor tracks (the "Tracks"), generally bounded by the Tracks, Indiana Avenue on the north, Broad Street on the east, and North 16th Street on the west. This current land assemblage consists of parcels aggregating approximately 5 acres: (i) a parcel of 3.48 acres purchased from Amtrak; (ii) two parcels of 0.39 acres and 0.14 acres purchased from SEPTA; and (iii) the Ink Building, which is under contract to NSD.

In anticipation of Philadelphia City Planning Commission ("PCPC") consideration of the Draft Plan at its scheduled December 12, 2017 meeting, we offer the following comments/suggestions to the Draft Plan as it relates to the North Philadelphia Station Focus Area (the "Focus Area"):

- Page 58 (Focus Area Summary): We agree with the Draft Plan's stated Goals, Opportunities and Challenges for the Focus Area.
- Page 59 (Existing Site Conditions): We applaud the Draft Plan in recognizing that: "vacancy and underutilized lots create potential for Transit-Oriented Development and that "[v]acant industrial sites and buildings in the Focus Area need direction for future uses."
- Page 60 (Focus Area Recommendations): We applaud the Draft Plan in generally recognizing the community and economic development possibilities of creating an inter-modal, mixed use transit facility, along with specifically recognizing that "[t]he creation of a point of transfer between upper and lower level trains would further strengthen this station as the hub of a potential regional center." We have concerns, however, about the general recommendation for the creation of large public open spaces to the north and south of the Tracks. Although targeted open spaces will surely be necessary to promote inter-connectivity with transit options, businesses and residences, focusing on large,

landscaped open spaces frustrates the very real need to create a relatively dense mixed development on adjacent private parcels (owned by NSD and others) that would create much-needed jobs and assist with the funding of the significant inter-modal and other infrastructure upgrades.

- Page 61 (Focus Area Recommendations): Again, we caution that a focus on large, landscaped “community open space” on privately-owned land north of the Tracks does not take into account the very real need to create an economically feasible Project that would create much-needed jobs and assist with the funding of the significant inter-modal and other infrastructure upgrades.
- Page 77 (Proposed Zoning): We applaud the Draft Plan in recommending a Transit-Oriented Development Zoning Overlay for the Station and the larger Focus Area.
- Pages 78-79 (Proposed Zoning West of Broad): We applaud the Draft Plan in recommending that the Ink Building be remapped to CMX-3 (as opposed to its current I-2 zoning).

MNM/mpg

cc: Matt Wyson, Philadelphia City Planning Commission

13th Ward Republican RCO
4503 N. Carlisle Street
Philadelphia, PA. 19140

January 3, 2018

Dear Ashley:

The following is a compilation of how we as a community felt after much research and discussion.

As regards the Nicetown/Tioga and the Hunting Park West zoning goals:

No creation to institutional zoning district for Temple Medical Center that requires the creation of a long term plan of development. This area is to remain as a commercial zoning district.

No development or redevelopment of large apartment buildings (preferably for senior housing) along Allegheny Avenue west of Broad Street. Only allow low or medium density, multifamily development.

Allow for entertainment uses on Hunting Park Ave between 15th and 22ND.

Do not remap commercial corridors with high vacancy to RM-1.

Do not upzone to CMX-3 at major transit hubs. Keep I-3s for high paying jobs.

Do not remap to RMX-3 along Allegheny west of Broad to promote large apartment complexes. No high density housing!

Utilize ICMX and I-1 as integrator between industrial and residential areas.

Remap areas of 1-2 with high vacancy to CMX.

No high density housing!!!!

Correctively rezone single family blocks to RSA-5.

Remap active corner commercial properties to CMX-1.

All historical features need to remain and be preserved in the 19140:

Mastery Grover Cleveland and Mastery Simon Gratz schools should both go the way of Dobbins with historical reconstruction. We would like to know that know matter who owns the building, it will be there for the community.

We would like to keep blocks such as the 3700 Block of Bouvier and The 3700 blocks of N. 15th and N. Carlisle Streets, constructed between 1895 and 1910, as they are Single Family Dwellings.

The Tastycake Factory, Botany 500 Building, and Budd Manufacturing blocks should all be restored to active use to provide jobs.

Enact corridor management to successfully enhance the corridors in 19140.

Thanks for all of your hard work on this project!

Carnel Harley and Daphne Goggins

13 Ward Republican RCO



Thank you for considering Wholistic.art to being an organisation to bring forward feedback for the 2035 plan for the city. We reviewed and workshopped parts of the North District Plan and have compiled the following as insight to our thought process, along with the actual requests that we'd like to make of the planning council.

We participate in hyper localized community development through art and design. We observe and uplift global methods of building, growing and living that honor ancestral wisdom and that envision ecosystems out of the violent cycles of spiritual, racial, gender, environmental and class oppressions that grip us. Opportunities to learn and meaningful work which increase access to resources and mobility are a commitment we make to ourselves, in order to secure them for others. We view safety, creative practice and deep reflective dialogue as necessities that our living organisation/organism requires. When we state our mission, we typically point towards our pedagogy, because we view *how* we work to be as important as what we aim to do. We recognize our collective responses to social conditions, through practices and forms that interest us, may change our direction or timeline. We are humble stewards of a vast future.

Since 2015, we have been conducting community meetings in the tradition of the People's Assembly. Bringing together individuals and groups from North Central Philadelphia for over a year, aiding in curating a citywide Action Assembly program during the 2016 Democratic National Convention and finally bringing this process to the Philadelphia Museum of Art as a part of PHL Assembled programming has been a tremendous process to see the program go through.



Attached you will find the 'worksheets' from the Assemblies. Visual representations of the questions:

1. How do you feel about the city's ability to take care of it's residents' needs? - - This question took into account the historic context of urban planning here in Philadelphia. This group was very familiar with practices such as Redlining and wanted to discuss in depth the history of planning practices that reflected the development and real estate practices that prohibit people of color and the cash poor from participating in Redevelopment initiatives.
2. What do you think about your communities' ability to respond to the needs of it's residents and create solutions for issues that the city has not 'solved'?
3. What does the future look like for you and your families/communities here in Philadelphia? What do you need in order to thrive?
4. What places have you, your family, made?

View the file here:

<https://drive.google.com/open?id=1m5wm5tkfF9MYFmJoBaZ0paLnXGUPc0DI>

The groups represented at these meetings since 2015, and specifically our events to discuss the 2035 North District Plan were:

Wholistic.art

Soil Generation

Stadium Stompers

Maternal Care Coalition - Community Doula Program

Youth Advisory Council (Temple University)

Urban Creators

We had a total of roughly 150 people attend the #POLITICOURSELVES events, and 35 people participated in offering feedback and attending the discussion about the 2035 plan for the North District. Some feedback below is specific to the North District Plan, and others are general requests to the planning council.



North District:

- Shopping center at Broad and Erie should include 6-8 storefronts that are reserved for Black and Brown business owners, of those a minimum of 50% should be Black people, and of those owners at least 50% should be from the community (North Philadelphia).
 - We have seen how on South Street and in Brewerytown, the development companies/owners offered 1-3 year reduced price leases to entrepreneurs in help stimulate the hyper local economy.
- We need more meetings with community education people to help explain the implications of the 2045 transportation plan in our neighborhoods.
- Because our organisations organize throughout North Philadelphia, we should be brought to the table and identified as agencies that can support the conversations about land use and access.
 - Soil Generation wants to activate it's membership for green/food spaces
 - Stadium Stompers wants the support of the city planning council in shifting the expansion of Temple University's holdings
 - We want to know who profits, not just 'benefits' from the plans? It's time to name the developers, and make sure that some of those people are local people that live and have history in these neighborhoods. How does the city intend to do that?
 - Wholistic.art wants to be supported in participation in planning conversations about all North Philadelphia districts.
 - Urban Creators needs to be included in conversations about land holding in the North District, and the implications of the transportation plans on their land in the neighboring district. Additionally, Urban Creators does an annual festival that could serve as a place for converging much more of North Philadelphia, how can the city planning council both utilize their festival and support it through its community reach?



General feedback:

- There needs to be more diversity in planning mechanisms. Residents of the communities that typically are left out of these conversations have a myriad of reasons. Most of what was expressed was feeling like the information is overwhelming to engage with.
 - Attendees said more meetings like #POLITICOURSELVES is useful.
- There needs to be more support for Black Captains and funding allocated to captains to bring on additional leadership from neighborhood youth.
- Civic education needs to be uplifted in local organising/recreations centers, libraries and churches/mosques. There is a great distrust for the city government, adding more levels/zones of leadership from within the community can help.
- Listing community assets as resources or particular projects as focus areas in these city plans, but not being contacted as agencies that are empowered to lead development is a bad practice.
- We are not afraid of creating phasing plans, please include more community groups in this process, so that OUR 10 year plan is included in yours. You should start with what our plans are, before drafting your own. This process seems counter intuitive. Groups that have a trajectory towards community supported development should be the sources of the plans. As the process is now, we are contacted perhaps during, but certainly after a draft is made, and are rather forced to find a place for ourselves in the plan that this office has made.

We recognise that the implications from our perspectives are individual, cultural, financial, intellectual, political, natural, social, and most importantly built. We know that there are practices that, when done together, can shape these communities with far more equality.

Thank you for your consideration, please feel free to contact us with questions, concerns and especially for clarity.

Wholistic partners
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