

**Philadelphia City Planning Commission
Germantown North Zoning Remapping
Open House Comments Received through September 10, 2021**

Date	Source	Comment	Comment Type	Location
8/16/2021	Phone	Limit apartments, create homes. Caller is opposed to multifamily development.	Opposed to Development, General	General
8/9/2021	Hotline	Yes, my name is [deleted] and I'm calling about the German Town North from zoning map. I live on McCallum Street the 5900 block. My telephone number is [deleted]. I want to know I'd like to talk to somebody. I'm having a difficult time working with the interactive map and if I make comments, I want to know exactly what how that's done. So I appreciate I appreciate you calling me back. Thank you AJ.	General Zoning Question/Technical Help	5900 McCallum St
8/13/2021	Map	This property must be zoned RSA-3.	Specific Zoning	5920 GREENE ST
8/13/2021	Map	Will new homes be built at this location? If so, will they be single family homes, an apartment building, or condominiums?	Property Outside Remapping Area	700 E JOHNSON ST
8/13/2021	Map	This area requires corrective zoning. It is actively used as single family detached housing consistent with the homes on the opposite side of the street. Maintenance of these properties contributes to the natural mixed income character of the neighborhood	Property Outside Remapping Area	826 E HAINES ST
8/13/2021	Map	Here again, corrective zoning is required to be consistent with the current use, adjacent properties across the street and desired maintenance of the mixed income character of the neighborhood	Property Outside Remapping Area	910 E HAINES ST
8/13/2021	Map	I believe this is currently a day care, how does the change from commercial to industrial affect that use?	General Zoning Question/Technical Help	800 E TULPEHOCKEN ST
8/13/2021	Map	Really bad to have heavy indury dist next to the most historic site	Property Outside Remapping Area	1757-65 WINDRIM AVE
8/20/2021	Map	Rezone this for residential & commercial	Property Outside Remapping Area	1801 W COURTLAND ST
8/20/2021	Map	rezone for mixed commercial residential	Property Outside Remapping Area	1901 W COURTLAND ST
8/20/2021	Map	next to historic destination need restaurant tourist amenities	Property Outside Remapping Area	4660 N 18TH ST
8/20/2021	Map	This should be institutional - its Green St Friends School	Property Outside Remapping Area	5511 GREENE ST
8/20/2021	Map	I am opposed to granting Settlement Music School a CMX2 designation. SMS made a presentation to the neighbors when they needed community support for their large parking lot-which impacted homes on w tulp st with lights on all night-they failed to mention the parcel at 6144 had a zoning which enabled them to sell to a developer who can now by right place a 50 unit apartment bldg there with no off street parking and entrance on tulpehocken st. very disruptive to neighbors and no set back on tulp st. SMS made no mention of this and only a post on social media let the neighbors know of this project. I feel if SMS is granted CMX2 on remaining area they will sell out to another developer and have an even greater negative impact on the quality of life in the neighborhood.	Specific Zoning	6128 GERMANTOWN AVE
8/19/2021	Map	Dear Neighbors, I am urging you to go on to the new zoning maps interactive site and oppose the CMV2 zoning for Settlement Music School. Let me remind you of the damage SMS has already inflicted on our neighborhood, with their maniacal need for a large parking lot with no buffer space for the backyards of the homes at 20, 30, 32, and 40 W. Tulpehocken st. Where the supposedly "shrouded" lights glare into those backyards all night. Not to mention during their supplication for neighborhood approval they "neglected " to mention the option of selling a portion of their tract with a by right designation for a high density no off street parking development. It was only thanks to a teal estate "professional ", no doubt revved up on percentages of profit, who revealed the duplicity of SMS in selling the land. Need I comment, 50 units, no off street parking, entrance on Tulpehocken Street, where there is no parking and major traffic disruption to the neighbors, no set back on the Tulpehocken Street side, directly opposite and adjacent to 2 of our most historic homrns, The Queens House and the Ladies in Waiting house? And also the threat to 3 venerable trees, at a time when the city of Philadelphia is whining about tree deserts in the city. Please please please go on the website and make yourselves heard. Otherwise all the time, effort, money, and energy you have spent making this neighborhood a place where developers WANT TO SPEND MONEY will only bite you in the arse as these untrammled developments will only make the neighborhood more and more unlivable. Thank you. [Name deleted]	Specific Zoning	6128 GERMANTOWN AVE
8/30/2021	Email	My comment is that the zoning should NOT require parking and should NOT discourage tall buildings or density. Germantown has historically been an affordable neighborhood and if we do not make more housing to accommodate increased population, then that affordability will disappear. EXCLUSIVITY IS A LUXURY AMENITY. People love knowing that they can stop development, and rich people pay a lot to be able to do it. Think about it - here in the Philadelphia area and nationwide, where is the zoning the strictest? Where are the rules about how houses look the most specific? Is it in poor neighborhoods? Affordable neighborhoods? No, it's in the fanciest neighborhoods. If you tighten the rules in Germantown to make them more like chestnut hill, then we will have prices and demographics like chestnut hill. I know that's what some people want, but I don't. This is a class war, please side w affordability and diversity and against rich people zoning.	Support for Housing, General	
8/27/2021	Map	I am opposed to this parcel changing to CMX-2. Its present designation as RSA-3 is appropriate to the neighborhood, as the old Meeting House is right across the street, as well as other historic buildings. It is most unfortunate that the adjoining lot Settlement sold is going to be totally covered by a high density apartment. It is especially important that this type of development is prohibited in the future, as pockets of what make Germantown unique need to be preserved.	Specific Zoning	6128 GERMANTOWN AVE
8/27/2021	Map	I am opposed to this change. We do not need any more hi density developments in this neighborhood.	Specific Zoning	6128 GERMANTOWN AVE
8/27/2021	Map	Heavily in support of	Unclear	6118-20 GERMANTOWN AVE
9/3/2021	Map	Restricting the types of residential buildings that can be built will only raise housing costs and increase homelessness in the city	Support for Housing, General	101-03 W WALNUT LN

9/3/2021	Map	Disagree with the RSA-3 comment. This property is already an existing apartment complex, and downzoning would just increase the chances of a variance or outright displacement should the owner decide to redevelop.	Specific Zoning	5926 GREENE ST
9/3/2021	Map	should remain rsa-3	Specific Zoning	6128 GERMANTOWN AVE
9/3/2021	Map	serious flood and drainage issue are of concern that were not considered with the approved and highly dense new construction at the corner of Tulp + Gtown ave that will only grow if greater commercial use is granted	Specific Zoning	6128 GERMANTOWN AVE
9/3/2021	Map	this should remain rsa-3	Specific Zoning	6128 GERMANTOWN AVE
9/7/2021	Hotline	Yes, I would like someone to call me back. My name is [deleted]. I'm a German Town resident. I have been looking at the zoning website, and I am very very very disturbed by the facade map or the facade illustration where I am a typical Historic Site surrounded by so many ugly modern buildings that do not fit in with the aesthetic of Germantown. Are you kidding? I hope you're joking. You want to kill this neighborhood for what? Please call me back this I'm sending this to my neighbor's house. Thank you.	Specific Overlay	
9/9/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/9/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/9/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/9/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/9/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/9/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Requesting demo moratorium	Demolition Moratorium/Historic District on Germantown Avenue	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN), with additional parking concerns	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN), with additional opposition to multifamily housing	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Historic Preservation	Historic Preservation	
9/10/2021	Email	Form Letter (supporting WCGN), with additional opposition to multifamily housing	Support for WCGN Position	
9/10/2021	Email	Limit density	Opposed to Development, General	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	i oppose the removal of commercial space from historic spaces as a requirement because businesses should be part of the history in our city i also oppose the limit of car-oriented businesses because life is transforming and car-oriented businesses need support aka for our city to transform also and stop being so damn behind. people are living in vans now as an option for whatever their needs are, those people need safe support. thanks to covid more and more people are looking to be safe and not have to travel to far from home. car-oriented business brings that luxury to so many families.	Specific Overlay	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN), with additional complaints about parking	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN), with additional comments encouraging low density single-family zoning in the area around Greene and Haines.	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
		Germantown resident since 1977 at 115 W Haines St. I have seen many positive improvements driven by residents taking charge of our street and neighborhood. Together homeowners and renters did their part to make our parks and streets safer, cleaner and more friendly for all. Including the homeless and mental community who are also a part of Germantown.		
		Now we face over development. And the impact is evident now. Come see our streets between 9:30 PM and 6:30 AM. You will find cars parked in front of Fire Hydrants, blocking corner crosswalks. Check with the parking authority on the number of parking tickets given at the intersection of 5900 N McCallum and 100 W Haines Streets. Enforcement hasn't changed the condition or the number of accidents at that intersection. Because one can't see on coming traffic around cars parked pass the No Parking Signs at the corners. And this is with the 14Th Police District Station 50 yards from the W Haines intersection. Hoping Street Department stop sign request 14324154 (Aug 5, 2021) will help.		
		We have properties on W Haines that were horse and carriage stables in year 1883 when my home was constructed. They have been converted into apartments and over the pass months also a GYM. All with no zoning changes or permit notice. Outstanding L&I complain 14324135, (Aug 5, 2021). Noise and more car and people traffic on a 14 foot wide, No Outlet Street.		
		PLEASE SAY NO TO ZONING CHANGES AND OVER DEVELOPMENT IN GERMANTOWN.		
9/10/2021	Email		Opposed to Development, General	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	WCGN Form Letter, with additional support for historic preservation	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	

		[personally identifying information deleted], I have reviewed the report of the WCGN task force, and I am confident that they did a thorough conscience job analyzing each and every structure in the WCGN area, and I want you to know that I fully support and endorse the rezoning recommendations of WCGN, which have been submitted to you.		
9/10/2021	Email		Support for WCGN Position	
		Regarding the empty lot on the southwest corner of Germantown Ave. and Tulpehocken St. (Settlement Music School parking lot): The height of any new building on this lot should be limited to the height of the adjacent historic buildings.	Specific Zoning	6128 Germantown Ave
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
9/10/2021	Email	Form Letter (supporting WCGN)	Support for WCGN Position	
		5920 Greene I oppose further upzoning to CMX-2. Instead this property should be downzoned to RSA-3 already too many multi-unit dwellings in this entire area but particularly 200 W Block of Haines St.	Specific Zoning	5920 GREENE ST
9/10/2021	Map	5920 Greene St. I oppose an upzoning of this property to CMX-2. It should be RSA-3. The area is already too densely populated. Parking for area residents would be a nightmare should owner decide to develop what a CMX-2 designation would allow. Plus current owner owes over \$20,000.00 in back real estate taxes. Let's not allow another "secret tax write off" to owner with ties to our City Council Person. It is unfair to city residents who struggle to pay their taxes.	Specific Zoning	5920 GREENE ST
		5925-35 Greene. I oppose zoning to CMX-2. It should be zoned RSA-3 to prevent further development a in this very dense neighborhood where parking is already an issue.	Specific Zoning	5929-35 GREENE ST
9/10/2021	Map	14 W Haines. I oppose upzoning to RM-1. This property should remain RSA-5 in keeping with rest of block	Specific Zoning	16 W HAINES ST
		5925-35 Greene should be further down-zoned to RSA-3 to prevent further development of multi-units with no parking immediate area.	Specific Zoning	5929-35 GREENE ST
9/10/2021	Map	14 W Haines. I oppose up zoning to RM-1, This property should remain RSA-5 like the rest of the block.	Specific Zoning	
9/10/2021	Map	16 W Haines I oppose upzoning to RM-1 This property should remain RSA-5 like the rest of the properties on the block.	Specific Zoning	20-22 W HAINES ST
9/10/2021	Map	16 W Haines I oppose zoning change to RM-1. This and other properties on this block should remain RSA-5.	Specific Zoning	16 W HAINES ST
9/10/2021	Map	18 W Haines I oppose up zoning to RM-1. This and all other properties should remain RSA-5	Specific Zoning	20-22 W HAINES ST
9/10/2021	Map	18 W Haines. I oppose zoning change from RSA-5 to RM-1. It should remain RSA-5 like the rest of the properties on this block.	Specific Zoning	26 W HAINES ST
9/10/2021	Map	20-22 W Haines. I oppose upzoning this property to RM-1 This property should remain RSA-5 to match the rest of properties on this block	Specific Zoning	26 W HAINES ST
9/10/2021	Map	20-22 W Haines. I oppose changing the zoning of this property to RM-1. It should remain RSA-5 like the rest of the block.	Specific Zoning	26 W HAINES ST
9/10/2021	Map	36 W Haines. I oppose changing zoning to RM-1. It should remain RSA-5 like the rest of the homes on this block	Specific Zoning	36 W HAINES ST
9/10/2021	Map	36 W Haines. I oppose change of zoning to RM-1. It should remain RSA-5 like rest of properties on this block	Specific Zoning	34 W HAINES ST
9/10/2021	Map	34 W Haines. I oppose up zoning this property from RSA-5 to RM-1. It should remain RSA-5.	Specific Zoning	34 W HAINES ST
9/10/2021	Map	34 W Haines. This property should remain RSA-5. I oppose RM-1 zoning	Specific Zoning	19-25 W RITTENHOUSE ST
9/10/2021	Map	28-30 W Haines This property and all others on the block should remain RSA-5 and should not be RM-1.	Specific Zoning	15 W RITTENHOUSE ST
9/10/2021	Map	28-30 W Haines should remain RSA-5 and NOT RM-1	Specific Zoning	28-30 W HAINES ST
9/10/2021	Map	26 W Haines should remain RSA-5	Specific Zoning	28-30 W HAINES ST
9/10/2021	Map	26 W Haines should remain RSA-5 and not be up zoned to RM-1	Specific Zoning	17 W RITTENHOUSE ST
9/10/2021	Map	26 W Haines should remain RSA-5 not RM-1	Specific Zoning	26 W HAINES ST
9/10/2021	Map	220 W Haines is a single family detached home it should not be zoned RM-1. It should be zoned RSA-5 like the remainder of the block	Specific Zoning	5916 GREENE ST
9/10/2021	Map	220 W Haines. I oppose changing the zoning to RM-1. This is a detached single family home and should remain RSA-5 like the remainder of the block	Specific Zoning	220 W HAINES ST
9/10/2021	Map	20 W Harvey I oppose zoning change to RM-1. This an all other properties should be RSA-3 as the rest of the block is.	Specific Zoning	14-16 HARVEY ST
9/10/2021	Map	22 Harvey. I oppose rezoning to RM-1. I support RSA-3 like the remainder of Unit block of Harvey.	Specific Zoning	14-16 HARVEY ST
9/10/2021	Map	20 Harvey St. I oppose RM-1 zoning. This property should be RSA-3 like the remainder of block	Specific Zoning	14-16 HARVEY ST
9/10/2021	Map	This property should be zoned RSA-3 as rest of the block	Specific Zoning	14-16 HARVEY ST
9/10/2021	Map	This property should be zoned RSA-3 as is the rest of the block.	Specific Zoning	18 HARVEY ST
9/10/2021	Map	This property should be zoned RSA-3 not RM-1	Specific Zoning	18 HARVEY ST
9/10/2021	Map	20 Harvey this property should be zoned RSA-3 not RM-1	Specific Zoning	20 HARVEY ST
9/10/2021	Map	22 Harvey should be zoned RSA-3 not RM-1	Specific Zoning	22 HARVEY ST
9/10/2021	Map	20 Harvey This property should be zoned RSA-3 NOT RM-1	Specific Zoning	20 HARVEY ST
9/10/2021	Map	22 Harvey This property should be zoned RSA-3 NOT RM-1	Specific Zoning	22 HARVEY ST
9/10/2021	Map	114 Harvey This property should not be zoned CMX-2 which would allow owner to build a multi-unit 3/4 story development. This should be zoned RSA-3 in keeping with rest of the block	Specific Zoning	114 HARVEY ST
9/10/2021	Map	114 Harvey St. This property should not be zoned CMX-2. It should be zoned RSA-3 in keeping with the character of the block	Specific Zoning	114 HARVEY ST
9/10/2021	Map	All properties remaining on the unit block of W Rittenhouse should remain RSA-5 These properties include 17, 19-25, 28-33, 35, 37, and 43-45 Should remain RSA-5	Specific Zoning	29 W RITTENHOUSE ST
9/10/2021	Map	The building being constructed here is over 4 stories, overshadowing nationally recognized historic buildings and providing very little parking.	Opposed to Development, General	6128 GERMANTOWN AVE
9/10/2021	Map	I oppose granting this change to Settlement music School. They have a ddeep history of not abiding by zoning, cutting down trees without permit, making a huge parking lot which they said was necessary and then selling it off, adding over 40 lights to the area in places they said there would be no lights, tearing down neighbor's fences and dumping berms of dirt onto their land without permission.	Specific Zoning	6128 GERMANTOWN AVE
9/10/2021	Map	Aside from those past abuses, this is a historic building across from a historic building.	Specific Zoning	6128 GERMANTOWN AVE

9/10/2021	Map	I oppose changing the zoning to this area. It is currently the draining area created to compensate for the paving of the lot beside Settlement Music School. Building here would further increase flood, backup water, and mosquitos. It would also affect the aesthetic value of the historic Tulpehocken District, one of the first suburban neighborhoods in the city with unique picturesque Victorian homes.	Specific Zoning	6128 GERMANTOWN AVE
9/10/2021	Map	I support making this an official park to preserve this much needed green space for the community	Support for Specific PCPC Zoning Recommendation	6309 CHEROKEE ST
9/10/2021	Map	i support reducing the size of the building of this lot.	Support for Specific PCPC Zoning Recommendation	6027-33 GERMANTOWN AVE
9/10/2021	Map	I oppose these changes as they increase the density of housing on a narrow street with limited parking and issues of flooding, esp at Harvey and McCallum (There is a flood warning sign on Harvey) and flooding regularly occurs in basements and on street level at this intersection.	Specific Zoning	42 HARVEY ST
9/10/2021	Map	This is a residential block with limited parking. While there is commerce on the corner, I oppose bringing commerce down into the residential section of a quiet street. Other than the police station, there are no businesses on this block. I recommend keeping businesses on Germantown Ave.	Specific Zoning	45 W HAINES ST
9/10/2021	Map	I oppose zoning this property to multifamily housing. The street is narrow, has limited parking and is already full of individual family houses.	Specific Zoning	19-25 W RITTENHOUSE ST
9/10/2021	Map	I support this rezoning to park land	Support for Specific PCPC Zoning Recommendation	500 W WALNUT LN
9/10/2021	Map	Buildings along Germantown should not be taller than residential housing adjacent to them in all directions	Germantown Avenue Height	6128 GERMANTOWN AVE
9/10/2021	Map	Virtually all of the changes along this portion of Germantown Ave are moving toward lower CMX zoning. It seems inconsistent to make this lot, adjacent to a national historic district a higher CMX zoning.	Specific Zoning	6128 GERMANTOWN AVE
9/10/2021	Map	W. Washington Ln is mostly single family homes. Zoning should change to reflect that. The Industrial buildings should be ICMX	Specific Zoning	264 W WASHINGTON LN
9/10/2021	Map	These should be zoned ICMX, which is their current use.	Specific Zoning	260 W WASHINGTON LN
9/10/2021	Map	This should be ICMX. It is an industrial building	Specific Zoning	250 W WASHINGTON LN
9/10/2021	Map	This is single family	Specific Zoning	211-13 W TULPEHOCKEN ST
9/10/2021	Map	This lot is a park and always will be. Should be zoned accordingly	Support for Specific PCPC Zoning Recommendation	6309 CHEROKEE ST
9/10/2021	Map	Agree with keeping the RSA zoning on this block	Support for Specific PCPC Zoning Recommendation	29 W RITTENHOUSE ST
9/10/2021	Map	The number of homelessness has nothing to do with the zoning of these properties. Neighbors are correct to protect their favorite qualities of neighborhood. Feel free to volunteer your property for the homeless.	Opposed to Development, General	45 W HAINES ST
9/10/2021	Map	Change to RSA or RSD. There are no RTA-type properties on this block. None.	Specific Zoning	225 W TULPEHOCKEN ST
9/10/2021	Map	This street is mostly single family homes. New construction should be single family. the new multi-family developments should not be here	Specific Zoning	160 W WASHINGTON LA
9/10/2021	Map	this street is RSA properties, so why CMX? Every empty lot does not need to be zoned for multi-family use.	Specific Zoning	6301-07 GERMANTOWN AVE
9/10/2021	Map	this street is RSA properties, so why CMX? Every empty lot does not need to be zoned for multi-family use.	Specific Zoning	30-34 E WASHINGTON LN
9/10/2021	Map	This is single family	Specific Zoning	228 W WASHINGTON LN
9/10/2021	Map	Stacking people on top of each other depletes the green spaces in place to help absorb water run offs from heavy rains and places of relaxation. Philadelphia has old bones so modern additions burden existing plumbing, roads, electronics.	Opposed to Development, General	6000-02 GERMANTOWN AVE
9/10/2021	Map	I support the proposed change	Support for Specific PCPC Zoning Recommendation	500 W WALNUT LN
9/10/2021	Map	Chronic flooding area.	Flood Mitigation	
9/10/2021	Map	Belfield & Haines very serious flooding area. City Zoning has allowed reconstruction of previously flooded building. Need to restrict building in flood zone.	Property Outside Remapping Area	512-22 E HAINES ST
9/10/2021	Map	Belfield & Church is another chronic flooding intersection, 3 times in past year. City needs to limit upstream development, buy-back vacant land and impervious cover and require all new construction in high Flood Factor, First Street Foundation, to meet City zoning code for development in floodplains.	Flood Mitigation	
9/10/2021	Map	PWD has identified 24 flood prone intersections and 2,700+ basements with flood risk in Historic Wingohocking Creek Watershed. Plan's limited focus on 3 parcels does not do anything to promote Wingohocking flooding solution and puts a band-aid on the problem. We need a Watershed-wide overlay district, not a quick fix for a few sites.	Flood Mitigation	
9/10/2021	Map	A number of the homes along this street have been illegally converted into poorly maintained multifamily dwellings and rooming houses.	Enforcement	6208 MORTON ST
9/10/2021	Map	This is now an apartment building. None of the original character was maintained when it was converted. These apartment conversions create a parking problem on the block with many residents double parking along Morton and blocking the sidewalk for people who catch the bus at the corner of Morton and Tulpehocken.	Enforcement	6214 MORTON ST
9/10/2021	Map	The current building boom is ruining the quality of life of our neighborhoods. New buildings that do not provide parking for all units MUST BE STOPPED!!! Who wants to live in a community where residents have to fight for parking spaces? The density of buildings means the loss of more green spaces, which is why folks want to live here. In addition, green spaces help keep the area from flooding.	Opposed to Development, General	6208 GERMANTOWN AVE
9/10/2021	Map	Im opposed to stacking people on top of each other. Save green space. infrastructure is old and a complete rebuild is needed to accommodate increased water use, waste, to name 2 issues.	Specific Zoning	42 HARVEY ST
9/10/2021	Map	Just allow for good and healthy mixed use along the corridor. I want the people supporting the business to walk or take transit to my shop.	Support for Specific PCPC Zoning Recommendation	6012-40 GERMANTOWN AVE
9/10/2021	Map	CMX-2 zoning zoning would allow for more housing as well as provide for bonuses for low and moderate income housing	Specific Zoning	20R E JOHNSON ST
9/10/2021	Map	Keep the zoning as CMX-2.5 as it will allow for future growth along the corridor.	Specific Zoning	
9/10/2021	Map	Keep the CMX-2.5 as it will support future growth	Specific Zoning	5900-04 GREENE ST
9/10/2021	Map	Keep the mixed use designation as this will help to support more commercial uses along the commercial corridor.	Specific Zoning	6012-40 GERMANTOWN AVE
9/10/2021	Map	I support zoning change from CMx-3 to RSA-5 Block is entirely single family	Support for Specific PCPC Zoning Recommendation	5933-51 MC CALLUM ST
9/10/2021	Map	this property should remain RSA-2	Specific Zoning	243 W TULPEHOCKEN ST

9/10/2021	Map	This property should Remain RSA-2	Specific Zoning	6201 WAYNE AVE
9/10/2021	Map	This property should be zoned ICMX	Specific Zoning	260 W WASHINGTON LN
9/10/2021	Map	this property should be ICMX	Specific Zoning	250 W WASHINGTON LN
9/10/2021	Map	I disagree with the RSA3 recommendation. CMX-2 is the best zoning for this parcel. The building has the potential for a neighborhood. restaurant. It already has a professional kitchen. Downzoning the building would make it more difficult to realize its potential. Greene Street from Harvey to Chelton Ave is an interesting mixed-use block, with some residences, a park, a strip mall, and at least one small apartment house in an older building that has been saved by adaptive reuse. CMX-2 fits into this larger picture.	Specific Zoning	5920 GREENE ST
9/10/2021	Map	Please consider the aged infrastructure in Philadelphia. Germantown - ship alone is a quant peace of Philadelphia's history. Please save a piece of green on your way to other NW communities!	Historic Preservation	6000-02 GERMANTOWN AVE
9/10/2021	Map	too much density	Opposed to Development, General	6128 GERMANTOWN AVE
9/10/2021	Map	Too much density, our neighborhood is being lost.	Opposed to Development, General	500 W WALNUT LN
9/10/2021	Map	Please consider the hard working neighbors who supported the Banquet Hall while open and after years of abandon, owners want to expand into quaint Germantown - ship. is this another example of stacking people on top of each other with an apartment building???	Opposed to Development, General	5929-35 GREENE ST
9/10/2021	Map	I oppose the upzoning from rm2 to cmx2. This property should be zoned rxa-3. Area is already too dense. No parking..too many people.	Specific Zoning	5920 GREENE ST
9/10/2021	Map	This is inappropriate for CMX.	Specific Zoning	5900-04 GREENE ST
9/10/2021	Map	CMX2.5 is too large for this corridor. CMX2.5 is a disaster. CMX2 is best.	Support for Specific PCPC Zoning Recommendation	6043 GERMANTOWN AVE
9/10/2021	Map	CMX zoning requires no green or open space. At least RM requires open space. Open space is more appropriate for NW Philly	Support for Specific PCPC Zoning Recommendation	20R E JOHNSON ST
9/10/2021	Map	This property should remain RSA-2 in keeping with rest of the block	Specific Zoning	243 W TULPEHOCKEN ST
9/10/2021	Map	This property should remain RSA-2	Specific Zoning	223 W TULPEHOCKEN ST
9/10/2021	Map	Create and cultivate natural spaces while Preserve this Historic Property. The parking lot of this parcel is underutilized and would make a wonderful community garden/ park. Please do not change the zoning to increase commercial capacity/ use. The owner has done nothing with the property for years...such a shame.	Specific Zoning	5920 GREENE ST
9/10/2021	Map	Preserve this Natural Land! Crystal Creek!	Support for Specific PCPC Zoning Recommendation	500 W WALNUT LN
9/10/2021	Map	I thought the owner of the land Preserved this Land.	Support for Specific PCPC Zoning Recommendation	500 W WALNUT LN
9/10/2021	Map	Remain RSA	Specific Zoning	5901 WAYNE AVE
9/10/2021	Map	Park and Open Space	Specific Zoning	5920 GREENE ST
9/10/2021	Map	Remain RM-2	Specific Zoning	5920 GREENE ST
9/10/2021	Map	No to CMX -2.5, this is a residential neighborhood. The height increase from 38 feet to 55 feet is to high. Along with the ability to build on the entire parcel edge is too much.	Specific Zoning	219 W RITTENHOUSE ST
9/10/2021	Map	RSA like the rest of the block.	Specific Zoning	220 W HAINES ST
9/10/2021	Map	Remain RM-2	Specific Zoning	5920 GREENE ST
9/10/2021	Map	This lot is part of essential water management for all surrounding properties. We know from experience what happens without it; extreme flooding. Considering that development at 6144 Germantown Ave was allowed without appropriately addressing the history of that lot creating flooding in the surrounding properties, this lot should be zoned as if it were a park space and preserved forever as a green space.	Specific Zoning	6128 GERMANTOWN AVE
9/10/2021	Map	This parcel abuts national historical neighborhood and should not be allowed the density or height of CMX2, which we have already seen is easily exceeded to become even more density and greater height, eliminating set-backs and green space that are vital to maintaining the groundwater in this area to prevent flooding. This should revert to RSA3.	Specific Zoning	6128 GERMANTOWN AVE
9/10/2021	Map	All properties abutting historical neighborhoods should be subject to Transition Areas: Buildings should relate to the residential character of the neighborhood. While they may be larger in scale than residential structures, their setback, materials, roof forms, massing, and window patterns should relate more to residential forms. Across major streets (e.g. Germantown Ave), it is equally important for new construction to respect district character. As appropriate to the site and the use, transition should be provided to the neighborhood; avoid having buildings "turn their backs" to the district. Any existing or new parking lots should be screened with year-round landscaping and should include shade trees. Other cities that value their historical fabric commonly define Transition Areas. Please consider a Zoning Overlay that indicates Transition Areas.	Germantown Avenue Height	6128 GERMANTOWN AVE
9/10/2021	Map	All properties abutting historical neighborhoods should be subject to Transition Areas: Buildings should relate to the residential character of the neighborhood. While they may be larger in scale than residential structures, their setback, materials, roof forms, massing, and window patterns should relate more to residential forms. Across major streets (e.g. Germantown Ave), it is equally important for new construction to respect district character. As appropriate to the site and the use, transition should be provided to the neighborhood; avoid having buildings "turn their backs" to the district. Any existing or new parking lots should be screened with year-round landscaping and should include shade trees. Other cities that value their historical fabric commonly define Transition Areas. Please consider a Zoning Overlay that indicates Transition Areas.	Germantown Avenue Height	6208 GERMANTOWN AVE
9/10/2021	Map	All properties abutting historical neighborhoods should be subject to Transition Areas: Buildings should relate to the residential character of the neighborhood. While they may be larger in scale than residential structures, their setback, materials, roof forms, massing, and window patterns should relate more to residential forms. Across major streets (e.g. Germantown Ave), it is equally important for new construction to respect district character. As appropriate to the site and the use, transition should be provided to the neighborhood; avoid having buildings "turn their backs" to the district. Any existing or new parking lots should be screened with year-round landscaping and should include shade trees. Other cities that value their historical fabric commonly define Transition Areas. Please consider a Zoning Overlay that indicates Transition Areas.	Germantown Avenue Height	6114-16 GERMANTOWN AVE

9/10/2021	Map	Historic properties were built pre-electricity - their windows were/are the primary source of light. As such, buildings should not be allowed to block their right-to-light (the right to receive adequate and unobstructed daylight through their building's windows); even CMX2 would be extremely invasive and detrimental to the value of the property. Please amend to RSA-3.	Specific Zoning	6128 GERMANTOWN AVE
9/10/2021	Map	If allowed this new zoning would allow the present owner to sell to a developer who could build an apartment building with new residential units. All if these new tenants would most likely drive cars and have no place to park. So they would park on the street and spill over on to Haines and Greene St where many existing residents do not have driveways and park on the street. The row houses on Haines St. do not even have lots where building a driveway is possible. Ultimately they could become annoyed with the congested parking situation and move. These are homeowners who pay taxes and put up with lots of other annoying things that have to do with living in the city. New zoning needs to respect the quality of life issues for existing residents. Much of Germantown has what i would call "commercial intrusions" that are holdovers from years before there were zoning laws. This site is now a produce store that serves the neighborhood. Any change in zoning to a category that allows mor	Opposed to Development, General	5929-35 GREENE ST
9/10/2021	Map	Any change to CMX will effect the neighborhood adversely. Respect existing homeowners quality of life	Specific Zoning	5929-35 GREENE ST
9/10/2021	Map	Historic properties were built pre-electricity - their windows were/are the primary source of light. As such, buildings should not be allowed to block their right-to-light (the right to receive adequate and unobstructed daylight through their building's windows); even CMX2 would be extremely invasive and detrimental to the value of adjacent property. Long parcels that extend into the neighborhood should have restrictions on the portion of the plot that extends into neighborhoods.	Specific Zoning	6208 GERMANTOWN AVE
9/10/2021	Map	This lot should not be changed to CMX2 - it would open a window to developers to encourage destruction of the historic structure that is already there. The height and footprint of the building that is already there should be maintained, as should the building itself.	Specific Zoning	6128 GERMANTOWN AVE
9/10/2021	Map	This lot has been subdivided with the corner now being developed into a property that is completely out of scale with the surrounding historic neighborhood. If the remainder of this lot, which extends much further back into the block, is allowed to remain CMX-2 it will allow for more density than this neighborhood can accomodate, which has already been strained by the 50 units now being jam packed into the corner.	Specific Zoning	6128 GERMANTOWN AVE
9/10/2021	Map	CMX-2 zoning should not be allowed to extend in the interior of a residential block like this.	Specific Zoning	6128 GERMANTOWN AVE
9/10/2021	Map	I am a member of (W Tulpehocken St. resident) and agree with WCGN recommendations. The West Central Germantown Neighborhood Association is the RCO of record for this area. -Corbin Abernathy	Support for WCGN Position	6128 GERMANTOWN AVE
9/10/2021	Map	i oppose the removal of commercial space from historic spaces as a requirement because businesses should be part of the history in our city i also oppose the limit of car-oriented businesses because life is transforming and car-oriented businesses need support aka for our city to transform also and stop being so damn behind. people are living in vans now as an option for whatever their needs are, those people need safe support. thanks to covid more and more people are looking to be safe and not have to travel to far from home. car-oriented business brings that luxury to so many families.	Specific Overlay	
9/10/2021	Map	CMX 2 is not appropriate for this site - it allows too many high traffic commercial uses which will drive traffic down a small, one way residential street that is not equipped to handle increased volume.	Specific Zoning	5920 GREENE ST
9/10/2021	Map	I oppose up-zoning this property to CMX-2. This zoning allows for many commercial uses that are inappropriate for this site. The site has apartments and homes along both sides of it -it is not located in a heavily commercial strip. Up-zoning will negatively impact the block and surrounding blocks - given existing uses of other properties it is not likely that a commercial strip can be established along these blocks	Specific Zoning	5920 GREENE ST
9/10/2021	Map	Currently a new builing with 80 units and no parking is being planned for this space. This will contine to change the nature of this area and make parking harder than ever.	Opposed to Development, General	6134 WAYNE AVE
9/10/2021	Map	I am a W Tulpehocken St. resident and agree with WCGN recommendations.	Support for WCGN Position	6128 GERMANTOWN AVE
9/9/2021	Letter		Demolition Moratorium/Historic District on Germantown Avenue	
9/8/2021	Letter		Demolition Moratorium/Historic District on Germantown Avenue	
9/3/2021	Letter	Numerous specific zoning change recommendations	Specific Zoning	
9/3/2021	Letter		Demolition Moratorium/Historic District on Germantown Avenue	



September 3, 2021

Ian Hegarty, AICP
Upper North and Upper Northwest Community Planner
Philadelphia City Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Dear Ian,

This letter is in response to your request to West Central Germantown Neighbors (WCGN) for feedback on the proposed Rezoning for Northern Germantown. Initial comments were submitted to you in a letter dated June 26, 2020. Before that, in a letter to you dated September 21, 2018, a few comments relevant to rezoning were provided in response to the City's Upper Northwest Draft District Plan. All of our previously submitted comments that continue to be relevant to rezoning are incorporated in this letter.

WCGN has followed a careful process in the preparation of this comment letter. A small Task Force was established several months ago to review the existing and proposed zoning on a property-by-property basis. Other residents volunteered to assist with that work. The comments generated by the Task Force were reviewed by WCGN's Expanded Zoning Committee. This is a group of more than 20 neighbors who either are members of WCGN's Zoning Committee or who have expressed interest in being involved in zoning matters. Following input from the Expanded Zoning Committee, the draft comment letter was reviewed by the Board of WCGN before it was finalized. The final letter was then posted on WCGN's website, and a related news item distributed broadly within the community, encouraging neighbors to enter any further comments directly on the PCPC's interactive website.

We trust that the PCPC will carefully consider all comments it receives from the community on the proposed rezoning before new zoning maps are adopted by City Council. To be considered, comments received directly on the PCPC's website should be verifiably from community residents, and not from outside parties. In the interim, we do not think it would be appropriate for the PCPC to make recommendations to the ZBA or others with respect to properties for which the zoning designation may change as a result of this rezoning process (as has occurred already with respect to, for example, 15 West Rittenhouse Street)

Our comments are divided into two parts. The first part includes our general comments on the proposed rezoning. Those general comments concern the geographic scope of our comments, the Germantown Avenue commercial corridor, and our historic preservation goals. The second part includes specific comments which are organized as much as possible by street and block. These specific comments are limited to situations where we have a different view from what you have proposed. We recognize of course that in some situations larger



West Central Germantown Neighbors

structures have been built based on variances. In our view, these variances are not always a good reason to adjust the zoning to current use. Whether this is appropriate depends on the individual facts and circumstances.

General Comments

Geographic Scope. WCGN's geographic area (bounded by West Washington Lane, Germantown Avenue, Cheltenham Avenue, and SEPTA's Chestnut Hill West line -- plus the Four Freedoms House area) does not exactly match the area for which you have requested our comments. We have chosen not to comment on the proposed rezoning of the area east of Germantown Avenue and the north side of West Washington Lane. Although we would be keen to provide comments for the area between West Rittenhouse Street and West Cheltenham Avenue, we have not been provided with the proposed rezoning of that area. Please advise when we might receive it.

Mitigation of Impact of Commercial Corridor Development. WCGN's geographic area is bounded by two commercial corridors: Germantown Avenue and Cheltenham Avenue. Unless appropriate mitigation strategies are deployed, high-rise development along those corridors (whether residential, commercial or mixed) will have tremendous impact on the low-rise residential area inside those corridors. In order to preserve the historic and residential character of that area and to avoid overdevelopment, it will be important to maintain and, where necessary, newly impose, low-rise residential zoning inside the corridors. And in order to avoid parking spill-over from corridor development into the residential area, it will also be important that any new structures along the corridors provide adequate parking.

Germantown Avenue Commercial Corridor. The demolition of historic structures along the corridor should be discouraged, new construction should be compatible with the old, and adequate off-street parking should be provided. Those goals can be served by (i) limiting the height of new construction, (ii) creating a Neighborhood Commercial Area (NCA) overlay, and (iii) designating individual buildings or defined areas as historic on Philadelphia's Historic Register.

In order to limit the height of new construction, WCGN agrees with you that both sides of Germantown Avenue between Washington Lane and Rittenhouse Street should be zoned CMX-2, with limited exceptions. As we understand it, CMX-2 limits the height of new buildings to 38 feet, requires commercial use on the ground floor, and allows 20 units per 10,000 square feet of land area. We agree with the exceptions proposed for the area of and near the Wyck House (RSD-3) and for the area between East Pastorius Street and Herman Street (RSA-3). We disagree with the other exceptions: the proposed CMX-2.5 designation for the area between Harvey Street and West Haines Street, as well as the proposed Industrial/Commercial designation for the opposite side of Germantown Avenue between East Haines Street and East Rittenhouse Street; it is not clear to us why these exceptions are warranted. We are also concerned that no zoning designation is indicated for the area of the former Germantown High School; we would like to know what the proposed zoning for that area is.



West Central Germantown Neighbors

In order to promote compatible new construction and require adequate off-street parking for new construction, WCGN agrees with your proposal to implement an NCA overlay for Germantown Avenue between West Washington Lane and West Rittenhouse Street (the southern boundary of the area of proposed rezoning). We would expect this overlay to continue to Cheltenham Avenue (the southern boundary of WCGN's geographic area). This overlay should have terms similar to those adopted for the Mt Airy section of Germantown Avenue, requiring facade review and additional off-street parking for larger developments. This overlay should also suspend the demolition of historic buildings for a period of years until the process of designating individual buildings or defined areas as historic on Philadelphia's Historic Register can be completed. We refer specifically, but not exclusively, to those buildings identified as significant or contributing to the Colonial Germantown Historic District (added to the National Register of Historic Places in 1966) but not yet protected by listing on the local register. Ideally, this protection should be extended to all such structures within the aforementioned district, which would require the collaboration of our fellow RCOs strung along the Avenue. WCGN proposes that we discuss the specific overlay terms with you. One of objectives of the overlay should be to limit the adverse impact of future by-right development on single family residential properties, both those remaining along Germantown Avenue and those on the residential blocks close to Germantown Avenue.

In order to achieve local historic registration of all or part of Germantown Avenue, WCGN proposes that we consult with you on how we can obtain the PCPC's support for nominations to the Philadelphia Historical Commission. We note that the PCPC has been supportive of Mt Airy's efforts to register its central business district. At this point, WCGN has not determined whether it should focus on individual buildings or on a section of Germantown Avenue. We note that significant preparatory work has been done by Oscar Beisert and the Keeping Society as part of their initiative to create a Germantown Avenue centered historic district.

Future Historic Preservation Goals. Aside from Germantown Avenue, we continue to consider the desirability of historic preservation measures for all or part of our area. This could include local historic designations and/or neighborhood conservation overlays. The Board plans to consult the neighborhood once in-person public meetings are feasible again. This process will take additional time.

Specific Comments

__The overriding purpose of these specific comments is to avoid zoning designations for streets, blocks or individual properties that would incentivize development inconsistent with the current residential character of the neighborhood. Our view is that zoning should not encourage a significant change in the current mix of single family and multi-family residences or of residential and non-residential structures. Where we propose that properties be given a more restrictive zoning designation, nonconforming existing uses should be accommodated through variances. We recognize that the need for variances is appropriate in many instances, for example, when churches have been built on residential streets (such as 160 West Tulpehocken Street) or when houses that have been built as single family homes have been split into two or



West Central Germantown Neighbors

more units (such as on the 200 block of Harvey Street). In general, our recommendations conform to the prevailing character and fabric of the block and not to the outliers.

- West Haines Street
 - Unit Block: this block should remain zoned RSA-5. The proposed change to RM-1 would completely change the low-rise residential character of this block. The properties involved are 14, 16, 18, 20-22, 26, 28-30, 34 and 36 West Haines Street.
 - 200 Block: this block should remain zoned RSA-5. The proposed change to RM-1 would allow overdevelopment of the corner of Greene and West Haines with adverse impact on the low-rise residential nature of the remainder of the block. The property involved is 220 West Haines Street.

- West Rittenhouse Street
 - Unit Block: this block should remain zoned RSA-5. While variances have been granted historically for church and institutional buildings, future development of this block should be low-rise residential in character. The properties involved are 17, 19-25, 29-33, 35, 37 and 43-45 West Rittenhouse Street.
 - 200 Block: this should be zoned RSD-2 rather than RSA-3. The dominant feature of this block is single family detached. The properties involved are 235, 239, 243, 247 and 251 West Rittenhouse Street.

- West Harvey Street
 - Unit Block and 100 Block: these blocks should be or remain zoned RSA-3 without exceptions. The dominant nature of the buildings on these blocks is consistent with RSA-3. In particular, 20 and 22 West Harvey are not multi-family structures that warrant RM-1 designations and 114 West Harvey is not a mixed use structure that warrants a CMX-2 designation; they should be zoned RSA-3.
 - South side of the 200 Block: like the north side, the south side should be zoned RSA-3. These are not 2-family dwellings. The properties involved are 222 to 278 West Harvey Street.

- Greene Street
 - 5900 Block: this block should remain low-rise residential and be zoned RSA-3. The proposed CMX-2 zoning would allow the construction of high-rise apartment buildings on this block. The properties involved are 5920 and 5929-35 Greene Street.
 - 6000 Block: part of the block should remain zoned RSA-3; the properties involved are 6000, 6002, 6004, 6006, 6008, 6010 and 6012. The other part of the block should be rezoned RSD-3; the properties involved are 6013, 6017 and 6020 Greene Street.



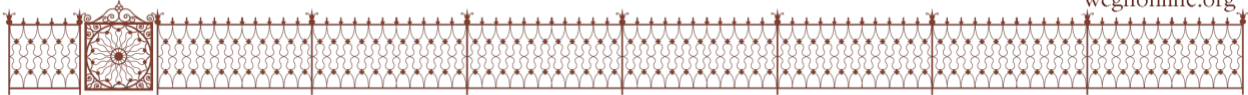
West Central Germantown Neighbors

- West Tulpehocken Street
 - 100 Block: this block is a mix of detached and attached residences as well as larger multi-family structures. We propose RSD-3 for 112, 120, 128, 136, 146, 154 and 160 West Tulpehocken Street, and RSA-2 for 121-123, 131, 133 and 139 West Tulpehocken Street.
 - 200 Block: this block is a mix of detached and attached residences, an apartment building, and ongoing development. We propose RSD-3 for 201-09 West Tulpehocken Street; and RSA-2 for 211-13, 215, 217, 223, 225 and 231 West Tulpehocken Street.

- West Walnut Lane
 - 200 Block: this whole block should be zoned RSD-3. The properties involved are 200-02, 218, 224, 246, 254, 254R, 260, 264, 270, 280; and 203, 215, 229, 239, 251, 261 and 269 West Walnut Lane.
 - 400 Block: the single family buildings should not be rezoned RM-3 but be zoned RSA-1. The properties involved are 423, 425, 431, 420, 430 and 432 West Walnut Lane.

- West Washington Lane
 - 100 Block: some properties should remain zoned RSA-2 rather than up-zoned to RM3. The properties involved are 140-44, 150 and 160 West Washington Lane.
 - 200 Block: this block has a mix of residences and industrial/commercial structures. We are proposing RSA-2 for 212, 214, 216 and 218; RSD-3 for 224, 228 and 232; ICMX for 250 and 260; RSD-3 for 264, 270, 270R, 274, 274 R, 276, 276R and 278.
 - Note: the current RTA-1 zoning designation of 224 West Washington Lane encourages demolition of historic houses and overdevelopment inconsistent with the character of the neighborhood. The unassuming historic single family house at 224 West Washington Lane was sold and then flipped, and is currently being aggressively marketed as a potential tear-down to make room for an expensive, upscale, 4-unit twin.

- Wayne Avenue
 - 6000 Block: we are proposing RSD-1 for 6002, 6008 and 6024 Wayne Avenue.
 - 6100 Block: we are proposing RSD-3 for 6119, 6121 and 6123 Wayne Avenue.
 - 6200 Block: we are proposing RSA-3 for the entire block. The properties involved are 6201, 6207, 6209, 6209R, 6211, 6213, 6213R, 6215, 6215R, 6217 and 6217R Wayne Avenue.



West Central Germantown Neighbors

- Germantown Avenue
 - 6100 Germantown Ave: the height of any new building on this vacant corner lot should be limited to the height of the adjacent historic buildings.

The above specific comments are also reflected in the attached spreadsheet which shows both the existing zoning designations, the zoning designations proposed by the PCPC, and the zoning designations recommended by WCGN.

Should you have any questions about this submission, please feel free to contact me.

Respectfully submitted,

WEST CENTRAL GERMANTOWN NEIGHBORS

By: _____
Marjorie Russell, President, for the WCGN Board

Address	Current Zoning	PCPC Proposed Zoning	WCGN Recommended Zoning	
Greene	5920	RM-1	CMX-2	RSA-3
	5925-35	CMX2.5	CMX-2	RSA-3
	6000	RSA-3	RM-1	RSA-3
	6002	RSA-3	RM-1	RSA-3
	6004	RSA-3	RM-1	RSA-3
	6006	RSA-3	RM-1	RSA-3
	6008	RSA-3	RM-1	RSA-3
	6010	RSA-3	RM-1	RSA-3
	6012	RSA-3	RM-1	RSA-3
	6013	RSA-1	RSA-1	RSD-3
	6017	RSA-1	RSA-1	RSD-3
6020	RSA-1	RSA-1	RSD-3	
W Haines	14	RSA-5	RM-1	RSA-5
	16	RSA-5	RM-1	RSA-5
	18	RSA-5	RM-1	RSA-5
	20-22	RSA-5	RM-1	RSA-5
	26	RSA-5	RM-1	RSA-5
	28-30	RSA-5	RM-1	RSA-5
	34	RSA-5	RM-1	RSA-5
	36	RSA-5	RM-1	RSA-5
	220	CMX-2.5	RM-1	RSA-5
Harvey	20	CMX-2.5	RM-1	RSA-3
	22	CMX-2.5	RM-1	RSA-3
	114	CMX-2.5	CMX-2	RSA-3
	222	RTA-1	RTA-1	RSA-3
	226	RTA-1	RTA-1	RSA-3
	228	RTA-1	RTA-1	RSA-3
	234	RTA-1	RTA-1	RSA-3
	236	RTA-1	RTA-1	RSA-3
	242	RTA-1	RTA-1	RSA-3
	244	RTA-1	RTA-1	RSA-3
	246	RTA-1	RTA-1	RSA-3
	248	RTA-1	RTA-1	RSA-3
	250-58	RTA-1	RTA-1	RSA-3
	260	RTA-1	RTA-1	RSA-3
	262	RTA-1	RTA-1	RSA-3
	264	RTA-1	RTA-1	RSA-3
	266	RTA-1	RTA-1	RSA-3
	268	RTA-1	RTA-1	RSA-3
	270	RTA-1	RTA-1	RSA-3
272	RTA-1	RTA-1	RSA-3	
274	RTA-1	RTA-1	RSA-3	
276	RTA-1	RTA-1	RSA-3	
278	RTA-1	RTA-1	RSA-3	

W Rittenhouse

17	RSA-5	RM-1	RSA-5
19-25	RSA-5	RM-1	RSA-5
29-33	RSA-5	RM-1	RSA-5
35	RSA-5	RM-1	RSA-5
37	RSA-5	RM-1	RSA-5
43-45	RSA-5	RM-1	RSA-5
235	RSA-3	RSA-3	RSD-2
239	RSA-3	RSA-3	RSD-2
243	RSA-3	RSA-3	RSD-2
247	RSA-3	RSA-3	RSD-2
251	RSA-3	RSA-3	RSD-2

W Tulpehocken

112	RSA-1	RSA-1	RSD-3
120	RSA-1	RSA-1	RSD-3
128	RSA-1	RSA-1	RSD-3
136	RSA-1	RSA-1	RSD-3
146	RSA-1	RSA-1	RSD-3
154	RSA-1	RSA-1	RSD-3
160	RSA-1	RSA-1	RSD-3
121-23	RSA-2	RM-3	RSA-2
131	RSA-2	RM-3	RSA-2
133	RSA-2	RM-3	RSA-2
139	RSA-2	RM-3	RSA-2
201-9	RSA-2	RM-1	RSD-3
211-13	RSA-2	RTA-1	RSA-2
215	RSA-2	RTA-1	RSA-2
217	RSA-2	RTA-1	RSA-2
223	RSA-2	RTA-1	RSA-2
225	RSA-2	RTA-1	RSA-2
231	RSA-2	RM-3	RSA-2

W Walnut Lane

200-02	RSA-1	RSA-1	RSD-3
218	RSA-1	RSA-1	RSD-3
224	RSA-1	RSA-1	RSD-3
246	RSA-1	RSA-1	RSD-3
254	RSA-1	RSA-1	RSD-3
254R	RSA-1	RSA-1	RSD-3
260	RSA-1	RSA-1	RSD-3
264	RSA-1	RSA-1	RSD-3
270	RSA-1	RSA-1	RSD-3
280	RSA-1	RSA-1	RSD-3
203	RSA-3	RSA-3	RSD-3
215	RSA-3	RSA-3	RSD-3
229	RSA-3	RSA-3	RSD-3
239	RSA-3	RSA-3	RSD-3
251	RSA-3	RSA-3	RSD-3

261	RSA-3	RSA-3	RSD-3
269	RSA-3	RSA-3	RSD-3
423	RM-3	RM-3	RSA-1
425	RM-3	RM-3	RSA-1
431	RM-3	RM-3	RSA-1
420	RM-3	RM-3	RSA-1
430	RM-3	RM-3	RSA-1
432	RM-3	RM-3	RSA-1

W Washington Lane

140-44	RSA-2	RM-3	RSA-2
150	RSA-2	RM-3	RSA-2
160	RSA-3	RM-3	RSA-2
212	RTA-1	RTA-1	RSA-2
214	RTA-1	RTA-1	RSA-2
216	RTA-1	RTA-1	RSA-2
218	RTA-1	RTA-1	RSA-2
224	RTA-1	RTA-1	RSD-3
228	RTA-1	RTA-1	RSD-3
232	RTA-1	RTA-1	RSD-3
250	RTA-1	RTA-1	ICMX-1
260	RTA-1	RTA-1	ICMX-1
264	RTA-1	RTA-1	RSD-3
270	RTA-1	RTA-1	RSD-3
270R	RTA-1	RTA-1	RSD-3
274	RTA-1	RTA-1	RSD-3
274R	RTA-1	RTA-1	RSD-3
276	RTA-1	RTA-1	RSD-3
276R	RTA-1	RTA-1	RSD-3
278	RTA-1	RTA-1	RSD-3

Wayne Avenue

6002	RM-3	RM-3	RSD-1
6008	RM-3	RM-3	RSD-1
6024	RM-3	RM-3	RSD-1
6119	RM-3	RM-3	RSD-3
6121	RM-3	RM-3	RSD-3
6123	RM-3	RM-3	RSD-3
6201	RTA-1	RTA-1	RSA-3
6207	RTA-1	RTA-1	RSA-3
6209	RTA-1	RTA-1	RSA-3
6209R	RTA-1	RTA-1	RSA-3
6211	RTA-1	RTA-1	RSA-3
6213	RTA-1	RTA-1	RSA-3
6213R	RTA-1	RTA-1	RSA-3
6215	RTA-1	RTA-1	RSA-3
6215R	RTA-1	RTA-1	RSA-3
6217	RTA-1	RTA-1	RSA-3
6217R	RTA-1	RTA-1	RSA-3



Officers

Stephen Kendall
President

Directors

Jana Adler
Adrienne Carpenter
Darren Damone
Josephine Gasiewski-Winter
Samuel Granum
Meg Hagele
Leroy Hall
Kristin Haskins-Simms
Robert Holum
Kevin Keene
Susan Matyas
Robert Pelszynski
Donna Skinner Echols
Natalie Sloane
Dionne Watts-Williams
Lauren Wiley
Morris Zimmerman

Staff

Kathryn McKenzie-
Zeigler
Executive Director

Sherrima Sharif
Bookkeeper

September 3, 2021

To the Philadelphia City Planning Commission:

This letter is to provide an official response on the 2035 Plan's proposed rezoning of Germantown Avenue in Northern Germantown, an area which falls within the boundaries of West Mt. Airy Neighbor's zoning reviews. While our community supports the rezoning of Germantown Avenue to propel future development, we remain concerned about the historic character and integrity of our neighborhood.

As one of the oldest National Historic Landmarks (NHL) in the country, the Colonial Germantown Avenue Historic District was listed in the National Register of Historic Places in 1966. Since that time, there has been no major effort to place the entire NHL on the Philadelphia Register of Historic Places. As a result, we have observed the demolition of intact buildings that contribute to the unique character of the Avenue and Northwest Philadelphia. The technical memo on historic preservation, authored by the Philadelphia Historical Commission staff, for the Philadelphia 2035 Upper Northwest District Plan provides recommendations for future designations. Germantown Avenue was the first potential district listed in that memo.

In solidarity with RCOs throughout Germantown and Mt. Airy, we recommend that any rezoning or design overlay include a mechanism to safeguard the historic resources listed as significant and contributing to the Colonial Germantown Avenue Historic District. Until further action can be taken on designation, this community asset should be protected from demolition for a period of time and as part of the rezoning process, until measures can be taken to formally designate the corridor as historic.

Sincerely;

Stephen Kendall, PhD
President, West Mt Airy Neighbors
on behalf of the WMAN Executive Committee

Cc: Councilwoman Cindy Bass

SoLo/Germantown Civic Association (RCO)

Southwest Central Lower Germantown

CLEAN GREEN SAFE

Wayne Ave Business Corridor/Happy Hollow Playground-Wayne Junction Community
Wayne Ave Merchant Association (WAM)

Philadelphia City Planning Commission

1515 Arch St., Phila., PA

Attn: Ian Hegarty

Re: 2035 Plan Rezoning North Germantown/Official Response

Sept. 8, 2021

Ian Hegarty, Philadelphia City Planning Commission:

This letter is to provide an official response to the 2035 Plan proposed rezoning of Germantown Avenue in North Germantown 19144. Germantown Ave is a National Historic Landmark (NHL). Its preservation is important to all. A large adjacent section of Germantown Ave is within the SoLo/Germantown Civic Assoc. (RCO) boundary. We feel what happens in one area impacts others. We are concerned that this important historic landmark and surroundings, beginning to end, be preserved for future generations. Its preservation provides an important context for buildings that have survived, in some instances, centuries.

Our community supports the rezoning of Germantown Avenue to propel future development, however we remain concerned about the historic character and integrity of our neighborhood.

The Colonial Germantown Avenue Historic District was listed in the National Register of Historic Places in 1966. It is one of the oldest National Historic Landmarks (NHL) in the country. Since that time, there has been no major effort to place the entire NHL on the Philadelphia Register of Historic Places, as a result we have observed the demolition of many intact buildings that contribute to the unique character of the Avenue and Northwest Philadelphia.

A technical memo contained in the 2035 Plan on historic preservation authored by the Philadelphia Historical Commission staff provides recommendations for future designations, Germantown Avenue was the first potential district listed in the memo. While waiting for the aforementioned in unity with RCOs throughout Germantown and Mt. Airy, we recommend that any rezoning or design overlay include a mechanism to safeguard the historic resources listed as significant and contributing to the Colonial Germantown Avenue Historic District until further action can be taken on designation. This community asset should be protected from demolition for a period of time as part of the rezoning process until measures can be taken to formally designate the corridor as historic.

We further, at this time, take the opportunity to confirm our support of the West Central Germantown Neighbors-RCO (WCGN) response to the 2035 Plan proposed zoning changes for North Germantown. We concur with the goals and plan to use this to guide future planning as it moves into our area in southwest Germantown.

Thank you for your attention to these important matters.

Sincerely,

Allison Weiss, Zoning Committee Chair/Organizer

Keith Brooks, Zoning Committee Co Chair

Pamela Bracey, Organizer

Brenda Cherry, Organizer

cc: Councilmember Cindy Bass, 8th District



EAST MT. AIRY NEIGHBORS

Mr. Ian Hegarty
Upper Northwest District Planner
Philadelphia City Planning Commission
1515 Arch St., Floor 13
Philadelphia, PA 19102

Re: East Mount Airy Neighbors Feedback
2035 Upper Northwest Remapping Germantown
Germantown Avenue

September 9, 2021

Dear Mr. Hegarty and Members of the Planning Commission:

This correspondence is to provide feedback on the proposed remapping of Northern Germantown, specifically Germantown Avenue, which falls within the boundaries of East Mt. Airy Neighbors.

While the community in East Mt. Airy is supportive of smarter zoning for future development, East Mount Airy Neighbors continues to be concerned about the undesignated historic resources in our neighborhood.

Among the oldest National Historic Landmarks (NHL) in the United States, the Colonial Germantown Avenue Historic District, listed in the National Register of Historic Places in 1966, remains unprotected by the Philadelphia Historical Commission (PHC). This has led to the unchecked demolition of intact buildings that contribute to the NHL. As part of the 2035 Plan, the PHC's technical memo on historic preservation for the Upper Northwest District Plan provides recommendations for future designations, which includes Germantown Avenue as a potential district.

In solidarity with other RCOs in Mt. Airy and Germantown, we recommend that the proposed rezoning and the associated design overlay include a mechanism to safeguard the historic resources listed as significant and contributing to the Colonial Germantown Avenue Historic District. Until further action can be taken on designation, this community asset should be protected from demolition as part of the rezoning process, until measures can be taken to officially designate the corridor as historic.

Sincerely,

Nina Curlett
*EMAN Board Secretary,
Zoning Committee Co-Chair*

Cc: ian.Hegarty@Phila.gov, planning@phila.gov, charles.richardson@phila.gov, ccain2225@gmail.com,
tyrone.barge@phila.gov, board@eastmountairy.org, natalia@eastmountairy.org, president@eastmountairy.org