

# Ian H's Room

## Questions about the process

Not everyone was aware of the opportunities to comment on the recommendations.

zoning designations can be difficult to understand. A link to the Commission's zoning cheat sheet would be helpful.

-media through Facebook, mailing lists, newsletters (G'Town United Dev)

like the maps presented virtually for comment

## Questions about the zoning recommendations

Can the zoning overlay control the materials used on new buildings?

Vacancies related to out-of-state developers. Can this rezoning process address the issue (i.e., taxation)?

Germantown H.S.? Not targeted for rezoning. Kenney designated it as historical. The school is oversized and abandoned and subject to vandalism. What is the plan to make the building safe and secure. Has it been resold?

## These recommendations make sense

recommendations, but there is still work to be done. Ex. of a welcome change: Keeping Rittenhouse, Haines, and Harvey residential. Like to see other residential streets stay residential. Also appreciated the

Increase in parkland is welcomed

## These recommendations should be changed

Banquet Hall - CMX zoning near Green Street isn't compatible with the abutting residential.

can you explain the reason to change 5920 Greene from rm-2 to cmx-2?

Hall at 5920 Green is rezoned to include a commercial component, the concern is that redevelopment could invite more traffic down Haines, which is a child-friendly street. Also concerned about incentives to tear down. Perhaps needs

# Nicole's Room

Questions about the process

The process beings with established zoning categories that themselves are problematic. How can we recommend changes when the categories are part of the problem?

Consequences of remapping on historic properties; can there be better coordination with Historical Commission and immediate designation

Questions about the zoning recommendations

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These recommendations make sense

**write here**

These recommendations should be changed

5920 Greene St is proposed to be cmx-2.5 - inconsistent with zoning along Haines and Greene; potential for teardown? lack of parking with new bldg?

allow for owner-occupied rental housing  
  
Add in ADUs to assist seniors to stay in their homes

historic property Greene St & 200 W Haines St prop to cmx-2; concerns re: teardown and parking

historic properties should remain single-family (south side of Haines St)

Upzoning to commercial mixed use may incentivize teardowns

need to add in more parking requirements

# Sarah's Ro

**How can we get the word out to residents?**

Notices have included email (Germantown United), basic flyer -- could be greater canvassing/outreach in terms of volume and advance notice (especially for those with tight schedules)

**Lots of people not on Zoom/email**

**Why is PCPC operating on this timeline?**

Advisory process -- what happens if Council does not agree with the community's recommendations?

**Can the open comment period be re-opened?**

Can projects be paused until the community has been effectively been informed?

It would be helpful to review what's required for a certain sized development and summarize different types of incentives. Is it up to date, explain the guide a bit more.

What do we expect of these developers? What are they offering the neighborhoods? Examples: Trash cleanup, snow removal

What provisions are there to give first chance to generational NW Phila residents to develop and also access the new residences?

Has anyone suggested being a vehicle-free/personal vehicle-free residence?

If this zoning happens (more commercial buildings), how can we work with the city to make sure the neighborhood stays safe?

Stormwater -- are there going to be standards? Is it a zoning issue or something else? Is there enough permeable ground to prevent flooding?

Is L&I going to be able to handle all of this development and potential violations?

What will be the impact of development on the existing neighborhood, in terms of infrastructure and quality of life?

Potential archeological finds -- what are we covering up by letting these developers come in?

How much does the potential for increased traffic go into the zoning recommendations (e.g., traffic studies)?

Water department has been looking, but there's still lots of work to be done

**Are this risks a reason to not develop?**

Is there a possibility of adding to the overlay, that the height bonus could not be applied?

**Is there a target for the density?**

How do the zoning recommendations interact with traffic? (speed bump not granted by Cindy Bass's office)

These recommendations make sense

These recommendations should be changed



# Ian L's Room

## Questions about the process

Concerns with age of infrastructure.

Need more trashcans on sidewalks - especially on Germantown Avenue.

Concerns with unlicensed apartments.

## Questions about the zoning recommendations

Question...who enforces standards on contractors.

Design review of commercial building projects - proposed for Germantown Avenue only.

Questions about adding third stories to two story buildings.

cars in the future...however it's not here now. Won't be by 2035 either. People park on sidewalks, right up to corners, even close to the police station. 1 block is OK to find parking, but safety is an issue with parking

## These recommendations should be changed

Wayne Ave twin homes change from RTA-1 to CMX-1 - already have commercial in operation. This change may encourage demolition. Corner stores are part of the fabric, no need to

West Walnut Ln from Wayne Avenue to Macallum St - all of these lots are detached structured. Proposal for Single Family Attached is not in line with what is currently there.

6002, 6008, 6025 Wayne Ave - shows RM-3 changing to RSA-1. Is this changing (unclear in app)? (Waldorf school and 2 single family homes next to it. Recommend RSD-3. School is a historic resource we do not

are some mid-sized apartment buildings (5908-10 Green and 5916 Green) -- there were all single family at one time. Broken into apartments now (via variance), but maintain the look. They have parking. Risk demolition with

worked for this parcel (twice). Like the recommendation for the rear of the property. Upzoning the other portion of the property opens it up to a new building that would be out of scale (too many units, no parking). Recommend

6000-6012 Green Street - all 3 story interesting, unique twin homes. Some of them, but not all of them, have been converted into apartments. Why up-zone these to RM-1. This would encourage demolitions.

Concerned about maintaining the unique characteristics of the neighborhood - mix of housing. Upzoning opens up the possibility of new buildings which are out of scale with the neighborhood.

Existing homes converted into apartments - via variance - is preferable to multi-family zoning. These are more affordable than new construction.

## These recommendations make sense

# Keith's Room

Questions about the process

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Questions about the zoning recommendations

**write here**

These recommendations make sense

**write here**

These recommendations should be changed

**write here**

# Mason's Room

Questions about the process

Who does the bill go to? Cindy Bass? Can other council members weigh in?

How do we regulate building design? Ugly new buildings

How do we make sure historic buildings don't get torn down?

Did we make sure we aren't zoning commercial uses as non-commercial?

How can we change to regulations for on-street parking?

How do we preserve heritage trees?

Questions about the zoning recommendations

Can the catering hall at Haine/Greene be redeveloped under CMX-2?

Do the recommendations include measures that preserve open space and green area around buildings? How do we stop the ZBA for cutting that?

General concerns: parking and open space

These recommendations make sense

**write here**

These recommendations should be changed

**write here**