



LOWER MOYAMENSING CIVIC ASSOCIATION

Zoning Board of Adjustments
1401 J.F.K. Blvd., M.S.B.-11th Floor
Philadelphia, PA 19102
Attn.: Chairwoman Julia Chapman and Members of the ZBA

September 7, 2014

Re.: 1201 Jackson Street. Appeal and Calendar#: 23414

Dear Chairwoman Chapman and Members of the ZBA:

The Lower Moyamensing Civic Association supports the applicants request for a variance to accommodate 151 market-rate residential units as outlined in the attached presentation from the developer (LoMo Exhibit A).

The applicant conducted two well attended meetings with the community. On December 18, 2013, the applicant discussed his intention to build 172 residential units with 63 designated spaces for automobiles. The general sentiment of the meeting was support for the redevelopment of the building, however the concern was the impact of additional automobiles on the infrastructure of our neighborhood that is most suited for the pedestrian, use of public transit and bicycles (the property is directly situated on the 23 bus route, one block from the 58 bus route and two blocks from the Broad Street Subway, just to name a few). On August 13, 2014, a second community meeting was conducted and the proposal was revised to 151 market-rate residential units, 62 designated parking spaces for automobiles, three (3) designated car share spaces and 24 designated spaces for bicycles. A significant reduction in the density and an increase of parking for the automobile. Also, the developer has agreed to several external security cameras on 12th Street, Snyder Avenue and Jackson Street and that 17 trees in total would be planted as stipulated in code reference table 14-705(2)(C)(.2)(a). Also promised was a full-time building staff to monitor the maintenance and security of the building and trash-recycling would be collected every two-three days (or revised as needed).

The property is zoned ICMX (industrial) in an overwhelmingly two story, brick row-house single family residential neighborhood (RSA-5). Once a proud vestige of our industrious past, 1201 Jackson has sat vacant since 2005 and has been a concern of blight in the immediate vicinity. Members of the community realize that the building will not be reinvented as a factory, and the practical use is for multiple-family residential. Thank you for your consideration.

Sincerely,

Todd P. Schwartz
President, LoMo

Cc: Councilman Squilla, Mary McKinney and Michelle Rand (ZBA), City Planning Commission, LoMo Board of Directors and Committee, Rufo Contractors