



February 13, 2018

RE: KenCrest
3132 Midvale Avenue
Philadelphia, PA 19129
AP# 796015

Philadelphia Zoning Board of Adjustment
18th Floor, 1515 Arch Street, Philadelphia, PA 19102

Dear Zoning Board of Adjustment members:

The members of the Zoning and Land Use Committee of the East Falls Community Council (EFCC), acting for the EFCC as a Registered Community Organization for East Falls, write to document the strong opposition that we have heard in response to KenCrest's proposal from a group of near neighbors and our zoning committee's vote of no position.

In summary: There are some people in East Falls who support the KenCrest proposal. There is a reasonably large and well organized group of community members who live near the site who are consistently and strongly opposed to the KenCrest proposal. Additionally:

- EFCC has hosted three well attended public meetings regarding the KenCrest proposal over an approximately four month period. We sought additional input via an online survey.

- At the final meeting we held on January 17th, 2018 there were very few people speaking in support of the KenCrest proposal and the majority of attendees, most of whom stated they lived very near to the project site, were clearly opposed.
- The issues that were brought up by neighbors and meeting attendees regarding the proposal were substantial and are reasonable concerns for neighbors to have. The predominant concern was that KenCrest (or a future property owner), if permitted to move forward, could expand the medical-related uses and increase the volume and extent of medical-related activities at the location in the future without more public input. There remain legitimate concerns about parking, lighting, trash disposal, disposal of medical waste, and the impact of the proposed use change and physical alterations located so proximate to an intact residential neighborhood.
- Our online survey results included 27% in support, 36% opposed and 36% support with an agreement in place. Clearly some people support KenCrest and /or indicated they would support KenCrest if a number of concerns expressed during the process were able to be addressed in an agreement with KenCrest. Despite that finding, we found little traction for an agreement.
- Our online survey results included mapping of the respondents stated addresses. The mapped results clearly indicated that throughout East Falls there were respondents who supported the KenCrest proposal (27% of respondents) but that respondents who lived within several blocks of the project site were largely opposed (36%). We have always understood the important consideration given to near neighbors in zoning matters.

- There was a petition documenting strong opposition to the KenCrest proposal from near neighbors. We were provided a digital copy of the petition and signature pages.
- A DRAFT agreement that sought to address the issues brought up by the community at the first meeting has failed to gain any traction. It was a bipartisan effort as it was prepared by KenCrest's attorney Bill Kerr and edited / amended / made-accessible-to several attorneys who live in the neighborhood and who are familiar with local land use issues. We believe KenCrest's willingness to engage in a suitable agreement was sincere. There is no indication that an agreement is of interest to the near neighbors and a number have indicated they would not consider supporting any agreements. Thus we have concluded an agreement is not possible at this time.

Given these observations over the course of several months, the zoning committee voted to neither support nor oppose the proposal but to document the strong opposition from the part of the community that lives closest to the project site and vote to take no opinion.

Sincerely,

A handwritten signature in cursive script that reads "Michelle Kleschick". The signature is written in black ink on a light-colored background.

Michelle Kleschick
Secretary,
East Falls Community Council, Zoning Committee
(Registered Community Organization)

cc: Bill Kerr for KenCrest, Josh Cohen for Councilman Curtis Jones, Tanya Sunkett for ZBA, Matt Wysong for the Philadelphia Planning Commission, Bill Epstein EFCC president, EFCC Zoning Committee members,

Posted at: www.eastfallscommunity.org