

EAST FALLS

COMMUNITY COUNCIL

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EastFallsCommunity.org

May 27, 2016

Mr. Jack Conviser
City Planner - Urban Design Division, PCPC
1515 Arch Street, Philadelphia PA 19102

Dear Jack,

The East Falls Community Council (EFCC), a Registered Community Organization for the East Falls neighborhood held our monthly zoning committee meeting on 5/18/16 at which the developer for 4300-26 Ridge Avenue presented their plan and took questions. Our zoning committee voted to support all of the variances the developer has requested and we are strongly supportive of the project.

We hope that you will pass along our support for the project to those present at the upcoming Civic Design Review (CDR) meeting via this letter and verbally as appropriate.

That said, we have three specific items which we believe can help improve the project that we would also like noted as part of the CDR process.

- 1) The building facade along ridge avenue is long and we heard more than a few comments at the 5/18/16 meeting that the extent of fenestration seems out of scale with the neighborhood. The committee suggests either incorporating a section of the building that is more solid to reduce the consistent overall length/stretch of glass or modifying select windows to lesson areas of glass.
- 2) The committee does respect the designer's reference to the industrial building typology with the multi-lite windows and hopes that some of the windows can be operable similar to the historic reference.
- 3) Lastly, we believe it is important to bury the power lines along Ridge Avenue and we seek momentum towards that effort whenever possible. We would urge the City and the developer to utilize the construction associated with this project to bury conduit in place for future needs as well as burying existing overhead power lines to the maximum extent possible.

Please confirm receipt of this letter.

Warm regards,



Todd Baylson

Chair, East Falls Community Council Zoning Committee