

July 29th, 2021

Dear Neighbors,

Thank you for taking the time to meet with us on July 15th. For the past seven months we have engaged with our neighbors and the Chestnut Hill Community Association in order to ensure that the development of 10 Bethlehem Pike adds the greatest possible value to the neighborhood while respecting the rich history of Chestnut Hill. Over the course of our many meetings the ideas of the community have been heard and discussed, and we have made great strides towards reaching this goal.

Over the course of our latest meeting, we directly addressed several questions that have been brought to our attention regarding the project. A list of concerns and our mitigants are as follows:

Concern: The height and scale of the proposed building, as well as the number of set-backs, terraces, or other relief from the street

- Despite the height of the proposed building as well as proposed unit count conforming to code, we have taken measures throughout the plan to address any perception of the scale in comparison to surrounding structures. Our building still remains significantly shorter than the adjacent church building, and from our initial design we have set back the footprint of the building as far as possible from the intersection of Germanton Avenue, revealing the majority of the adjacent church.

Additionally, we have included significant setbacks and terraces on the top floor of the three outward-facing sides of the building. We have also included a mansard roof on the highest floor, the angle and material of which reduces the perceived scale from the street level.

Concern: The materials proposed to be used for the building, are not typical in Chestnut Hill

- Through several alterations of massings and materials we have devised a façade that is constructed of design components that are typical of Chestnut Hill architecture and seen throughout the neighborhood. Our building includes brick and stone that are seen throughout the surrounding community, as well as window fenestrations and a mansard roof that are exemplified throughout the neighborhood.

Concern: Lack of parking proposed

- Our building plan has been altered to include parking on-site, despite the fact that we are not required to do so by the zoning code. Additionally, we have approached neighboring sites to provide parking for ancillary vehicles.

Concern: Potential for the structure to further exacerbate problems with stormwater runoff currently affecting the Baptist church graveyard and some houses on the south side of Summit Street

- Our project includes a green roof, which will substantially improve stormwater runoff in the immediate area. The site is currently asphalt, which does not absorb and drain

stormwater and impacts neighboring sites. Our green roof system will help mitigate this issue by providing absorbent vegetative surface on the majority of the roof.

Additionally, we understand that there are concerns over the low water pressure on Summit St. This concern arises from very low pressure at the nearby valves, and while our project will not worsen this, we are committed to working with the Philadelphia Water Department and the Councilwoman's office to improve this for our neighbors.

Concern: Impacts of construction activities on nearby residents

- We are committed to minimizing the impact of the construction activity of the project on the neighborhood and to informing our neighbors of activity on site. We hope to reduce sidewalk re-direction as best as possible and maintain normal daytime working hours. We will establish a constant dialogue with the community regarding weekly construction processes.

Concern: Privacy and light effects on adjacent/near-adjacent residential neighbors

- Our project is setback 10 feet from the property line of the adjacent church and 5 feet from the adjacent property line on Summit Street. Given the setback of these neighboring homes, there will be nominal effect on the privacy and light of the adjacent neighbors.

We share the same goals of responsible development and the desire to work in good faith with the community. We also foresee the redevelopment of 10 Bethlehem Pike as an opportunity to enhance the beauty and livability Chestnut Hill. At this point we believe that our development at 10 Bethlehem Pike has evolved significantly from its original design to address the concerns that the community presented to us. We are hopeful that we can work together to ensure that this project maximizes utility to for the community.

Sincerely,



Zachary Frankel
Principal
Frankel Enterprises