



# CITY OF PHILADELPHIA

**DEPARTMENT OF PUBLIC HEALTH  
AMBULATORY HEALTH SERVICES  
BOARD OF DIRECTORS**  
500 S. Broad Street – Suite 360  
Philadelphia, Pennsylvania 19146  
215-685-6769  
Fax: 215-685-6732

**Thomas A. Farley, M.D., M.P.H.**  
Health Commissioner

**THOMAS P. STOREY, M.D., M.P.H.**  
Executive Director  
Ambulatory Health Services

**KUSEMA WARRAKAH**  
President, Board of Directors

Jonathan E. Farnham, Ph.D.  
Executive Director  
Philadelphia Historical Commission  
1515 Arch St, 13th Floor  
Philadelphia, PA 19102

Dear Dr. Farnham and Historical Commission Members,

I write on behalf of the Board of Directors for Ambulatory Health Services of Philadelphia. Our board is made up of 15 members, a majority of whom are actual patients of the City of Philadelphia's health centers.

We write to strongly encourage the Historical Commission to support the demolition of the Lawnside Building in order to assure the accessibility and safety of the thousands of patients who will use this health center once it is built. We respectfully assert that it is in the public's interest to prioritize the safety and accessibility of low-income Philadelphia residents above preserving a building that is unusable into the future and that has been unused for many decades.

We represent the 82,169 patients who receive services at City health centers like the new one that is proposed for the Friends Hospital Campus. Among the patients we represent, 72 percent are Black, 11 percent are Hispanic or Latino/a, and over 93 percent are non-White. Over 21 percent of our patients speak a language other than English, and overall, our patients speak at least 86 languages. We represent many diverse Philadelphia communities that use the City's health centers.

Additionally, the patients who use the City health centers have low incomes. Over 78 percent of our patients are at or below the Federal Poverty Level, and over 95 percent are at or below 200 percent of the Federal Poverty Level. Many of our patients work, but they work in jobs that provide low pay and often offer no or very limited benefits. In 2019, over 41 percent of our patients lacked health insurance, a number that has grown during the current presidential administration.

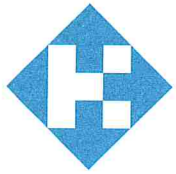
As Community Health Centers, we are proud to have celebrated our 50th anniversary in 2019. The Community Health Center movement came from President Lyndon Johnson's War on Poverty. As a board, we very much respect history and the work of the Historical Commission. But we prioritize the safety and accessibility of the low-income Philadelphia residents we serve, and respectfully encourage the Commission to join us in that effort of prioritizing the public's interest first and foremost.

The issue of patient safety and accessibility is not a theoretical issue to us. We have grieved as patients have been injured and killed from pedestrian accidents. We have a growing number of elderly patients who require the use of wheelchairs, walkers, canes, and other mobility devices. Since 2017, the number of patients age 65+ has increased over 19 percent, and we expect that to continue.

Among our patient population, over 24 percent are children. A typical visit to one of our health centers is a low-income mother or father navigating SEPTA with a baby in a stroller and maybe another child or two in tow. It is our priority as the Board of Directors to preserve the safety and accessibility of that mother or father, that elderly patient, and all our patients. We know that patients need our services at all times of the year – on hot summer days, on freezing winter days, on rainy spring days, and everything in between. Safety and accessibility are our priority, and we hope it is yours also.

A handwritten signature in black ink, appearing to read 'Kusema Warrakah', with a long horizontal flourish extending to the right.

KUSEMA WARRAKAH  
AHS Board President



**HEALTH FEDERATION  
OF PHILADELPHIA**

The keystone of community health since 1983

123 S. Broad Street | Suite 650  
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**p:** 215.567.8001

Jonathan E. Farnham, Ph.D.  
Executive Director  
Philadelphia Historical Commission  
1515 Arch St., 13th Floor  
Philadelphia, PA 19102

RE: Health Center at Friends Campus  
4641 Roosevelt Blvd., Philadelphia, PA 19124

Dear Dr. Farnham,

On behalf of the Health Federation of Philadelphia, I offer unequivocal endorsement of the City's plan to build its ninth and largest public health center on the campus of Friends Hospital. The need for expanded access to comprehensive primary care, especially for lower income and vulnerable populations in the Lower Northeast section of Philadelphia, is very well documented as this is a federally designated Medically Underserved Area. The closest health center in the area has a waiting list for new patients of up to six months, further underscoring the need for expanded services.

The optimal siting of the new facility is based on a detailed analysis conducted by University of Pennsylvania, which is available at <http://www.phila.gov/media/20181109113640/2018-PrimaryCareReportFINAL.pdf>. Other locations on the campus would result in significantly decreased accessibility and safety and increased design and construction costs.

In order to construct this new, state of the art medical facility in its ideal location, a facility designed to serve up to 31,300 local residents annually, the Lawnside Building will need to be demolished. The City of Philadelphia and the Thomas Scattergood Foundation, the property owner, have agreed to demolish the building. Lawnside is a 2,200 square foot house that has been unused for more than 20 years, is in poor condition and has no anticipated use in the future. Its demolition would immeasurably enhance the safety, utility and efficiency of the health center and its accessibility to the public.

Therefore, in the best interest of the residents of Northeast Philadelphia, I respectfully request the support of the Historical Commission and its approval for the demolition of the Lawnside Building located at the corner of Roosevelt Boulevard and the Friends Hospital Campus entrance.

Sincerely,



Natalie Levkovich

Chief Executive Officer





**MARIA**  
**QUIÑONES SÁNCHEZ**  
COUNCILWOMAN 7<sup>th</sup> DISTRICT

Office of María D. Quiñones Sánchez  
Councilmember, 7<sup>th</sup> District  
Room 508, City Hall  
Philadelphia, PA 19107  
215-686-3448  
[maria.q.sanchez@phila.gov](mailto:maria.q.sanchez@phila.gov)

September 10, 2020

Jonathan E. Farnham, Ph.D.  
Executive Director  
Philadelphia Historical Commission  
1515 Arch St., 13th Floor  
Philadelphia, PA 19102

**RE: New City Health Center at Friends Campus, 4641 Roosevelt Blvd, Philadelphia, PA 19124**

Dear Dr. Farnham and Commissioners:

I write to express my support for the proposed City Health Center at the Friends Hospital Campus in my district. The vital services provided by the Health Center will address the urgent needs of my constituents, especially those who are elderly, mobility challenged, and low income, who now lack access to basic health care. These services will also help break the cycle of poverty in which so many of my constituents are trapped by systemic inequities including a lack of access to public health facilities.

The Department of Public Health has completed a years' long study of the need for additional health centers and scoured the Lower Northeast for potential sites. This is the only site that has acceptable, safe access for the patients who need this Health Center the most. The City, in partnership with the Scattergood Foundation, also explored a number of locations and designs on the Friends Hospital Campus. Unfortunately, each of those presented safety and accessibility challenges. I wish there were a viable alternative to the demolition of Lawnside, but further study will not yield a different conclusion.

The addition of a City Health Center will continue the legacy of high quality and accessible health care provided at Friends Hospital and address significant existing disparities regarding access to city health services in this part of my district. I am confident that our Health Department and partners at the Scattergood Foundation have developed a plan that addresses the community need as well as safety and accessibility challenges, and respectfully urge the Commission's approval.

Respectfully,

Maria D. Quiñones Sánchez  
Councilmember 7<sup>th</sup> District

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## 4641 E. Roosevelt Boulevard - Opposed to The Proposed Demolition

 You replied on Thu 9/10/2020 4:11 PM

 Label: 50 Day Inbox Purge - Allow Dumpster Recovery (4 months) Expires: Fri 1/8/2021 2:45 PM

JM

Joseph J. Menkevich

Thu 9/10/2020 3:45 PM

To: Laura Dipasquale

Cc: Jon Farnham; Patrick Grossi <patrick@preservationalliance.com>; Paul Steinke <psteinke@preser

    ...

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Dear Ms. Dipasquale,

I am opposed to this project and opposed to any vote taken by the Philadelphia Historical Commission without hearing before the Philadelphia ZBA and our community being given a voice in the matter.

I am a resident of Northwood and a former president of the Northwood Civic Association (an approved RCO).

There exists a long standing president - that no construction ever takes place on the grounds of Friends Hospital without a proposal and a presentation being brought before our organization and a vote taken for a letter of approval.

In the case of 4641 E. Roosevelt Boulevard, that has not happened. It is a clear violation of due process.

In summary, it appears that the current virus pandemic is being exploited to advance construction projects without any public input.

Please have this project continued until after a Vaccine developed and herd immunity established for COVID-19..

Thank You.

J.M.

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