

# What We Heard

Philadelphia City Planning Commission (PCPC) staff compiled this feedback during the community engagement process for *Neighborhood Remapping: Roosevelt Boulevard to Erie Avenue*.

Ways we collected feedback:

- A survey, open from January 29 to March 19, 2025. Thirty-five people completed the survey.
- PCPC staff and Councilmember Jeffery Young, Jr. hosted two community meetings in the project area.
  - During the February 19<sup>th</sup> meeting, roughly 35 participants heard a presentation about zoning basics and asked the Councilmember and PCPC staff related questions.
  - During the March 12<sup>th</sup> meeting, roughly 40 participants participated in map-based activities and group discussions with PCPC staff.

Below is a summary of zoning-related feedback and survey results. This feedback informed our recommendations for this remapping.

If you have more feedback about remapping this neighborhood, please get in touch with Nathan Grace, North District Planner, at [Nathan.Grace@phila.gov](mailto:Nathan.Grace@phila.gov) or (215) 683-4648.

## **Land Use Feedback/Questions**

- What does the Department of Licenses and Inspections do when unit count changes?
- Does a zoning change make current uses illegal?
- Can parcels with industrial zoning designations be rezoned?
- Some vacant property on Old York Road needs to be rezoned.
- What can a property owner do if the property is rezoned and they want to reverse the zoning change? What are legal nonconformities?
- – The neighborhood has experienced disinvestment, which is why it does not have commercial investments in the area like a grocery store
- Can we create an overlay to make new development have to comply with existing structures?
- On the odd side of McFerran Street lot, behind Luzerne Street, there is industrial equipment and now there are cracks in my house.
- Can we identify all of the salvage yards?
- Multiple participants emphasized the lack of supermarkets, pharmacies, and restaurants in the neighborhood
  - They would like to shift industrial uses to commercial
- Industrial properties are an eye sore.

## **Property Maintenance and Compliance Feedback/Questions**

- How does the community know when by-right permits are issued?
- What do you do if you find out someone doesn't have a permit, and the inspector doesn't come out?
- Are basement apartments allowed?

- What do you do if contractors are dumping?
- How can we secure the fence adjacent to the railroad tracks to prevent short dumping down there?
- Why does dumping take so long to be addressed?
- Who do you call to deal with a fallen tree?
- People noted complaints about a tire shop/auto repair business, at the intersection of Pike and Percy Streets, and other industrial uses near homes.
- How do you access home repair assistance from the Department of Housing and Community Development or PHDC?

### **Street and Sidewalk Feedback/Questions**

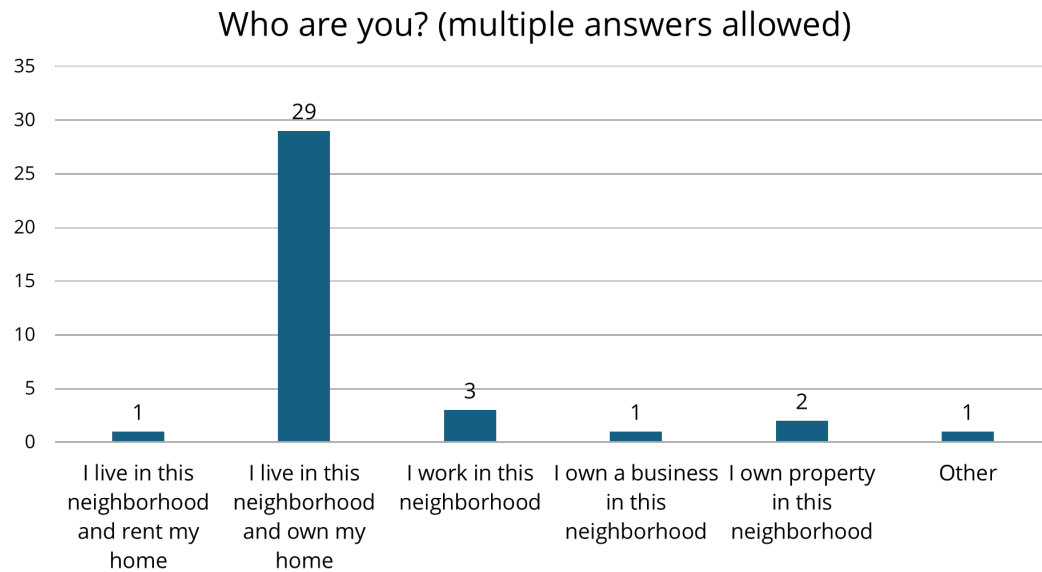
- Luzerne Street, behind Little Flower School, needs lighting and is not safe (drugs, crime, dumping)
- The sidewalk along Old York Road, between Luzerne and Butler Streets, is not well lit. There are no open businesses in the area, and it is not safe especially after dark.
- I would like the industrial uses in the neighborhood to be good neighbors and keep the sidewalks clear of debris, tires, vehicles, etc.

### **Other Feedback/Questions**

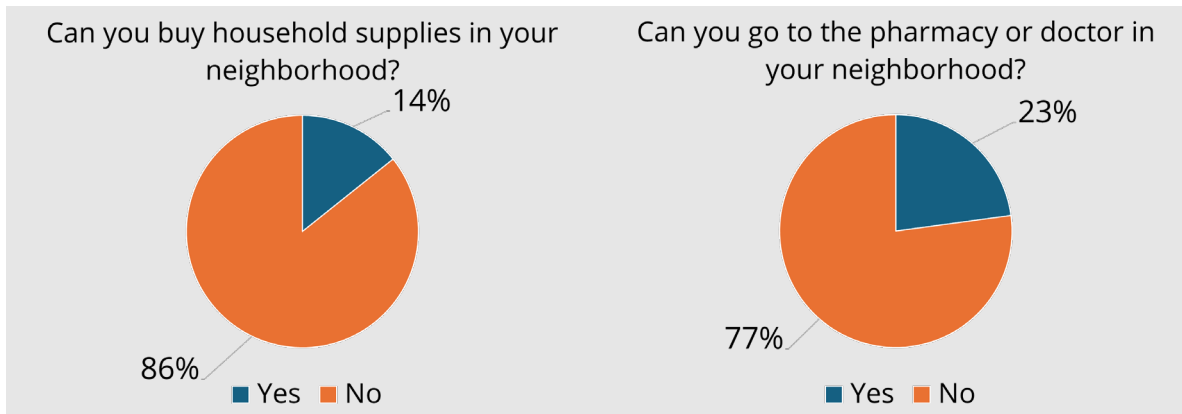
- How do I get a dumping camera installed when there is no commercial space to host?
- Can neighborhood residents create a committee to work with the council office?
- We need a grocery store
- We would like more sit-down restaurants
- New housing is too tall
- Residents of multi-family buildings are not invested in staying in the neighborhood
- Porches are important to the neighborhood. They get people outside and keep eyes on the street. People expressed an interest in design guidelines or an overlay that would require porches

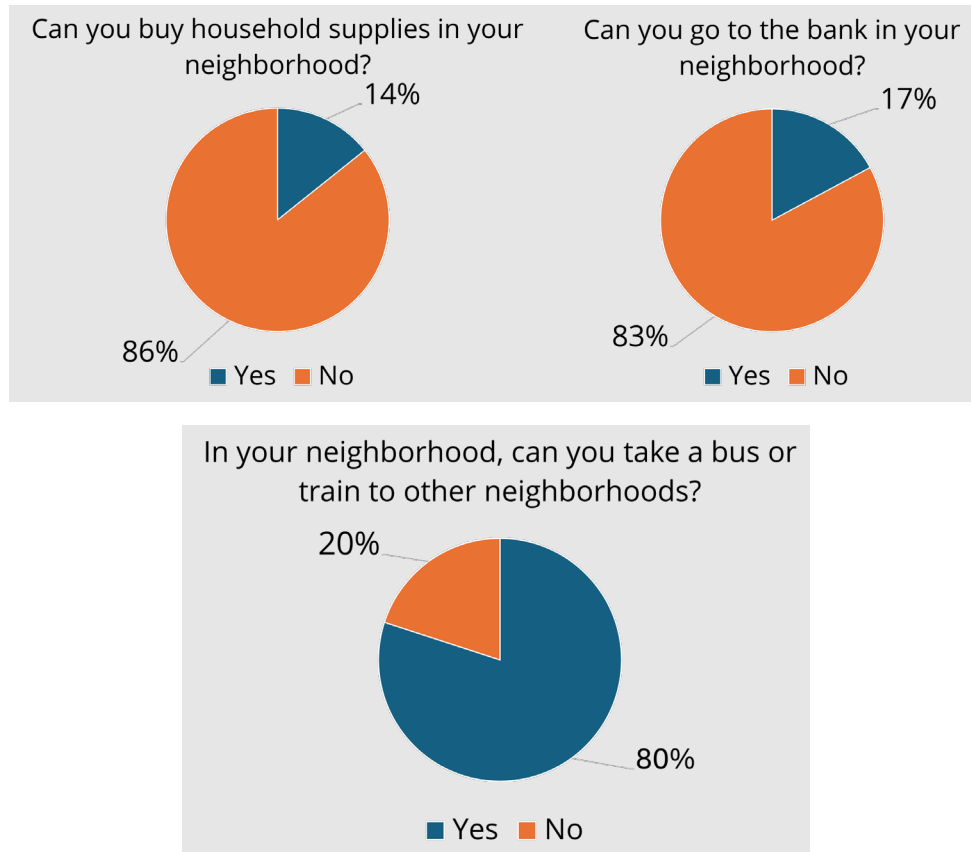
## Summary of Survey Results

- 35 survey participants



- What do you like most about your neighborhood? (Highlights)
  - "Accessible transportation to travel around the city"
  - The block I live on is a nice block and my neighbors look out for each other"
  - "The history. It's where I grew up. There are still many families in the neighborhood who have been homeowners for a long time."
- What activities can you do in your neighborhood?





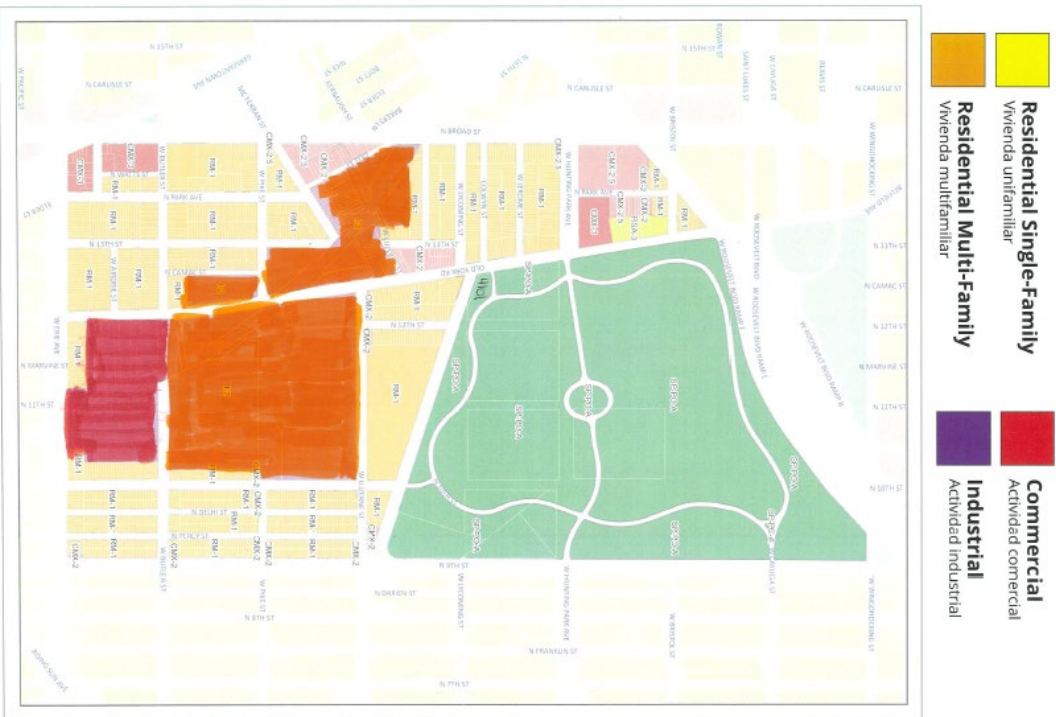
- What businesses and services are lacking in your neighborhood? - Highlights
  - Supermarket
  - Sit down restaurants
  - Pharmacy (now that Walgreens closed)
  - Banks
  - Dry cleaner / laundromat
  - Gas station
  - Safe places for children to play
- What do you want the future of your neighborhood to look like? - Highlights
  - "We would like a clean neighborhood. A safe neighborhood. Unity in our neighborhood."
  - "Thriving community, small shops catering to the local needs of the community"
  - "I believe this can become a vibrant and family-oriented community as it was in the past with food markets, pharmacies, eat-in restaurants, and a safe place for children/teenagers to gather"

### **Mapping Activities**

During the March meeting, community members participated in several map-based activities.

During one activity, participants colored over individual maps of the current area's zoning with their recommendations. Based on the key provided, participants colored in yellow for single-family, orange for multi-family, red for commercial uses, and purple for industrial. Below are examples of

this activity, as completed by community members:



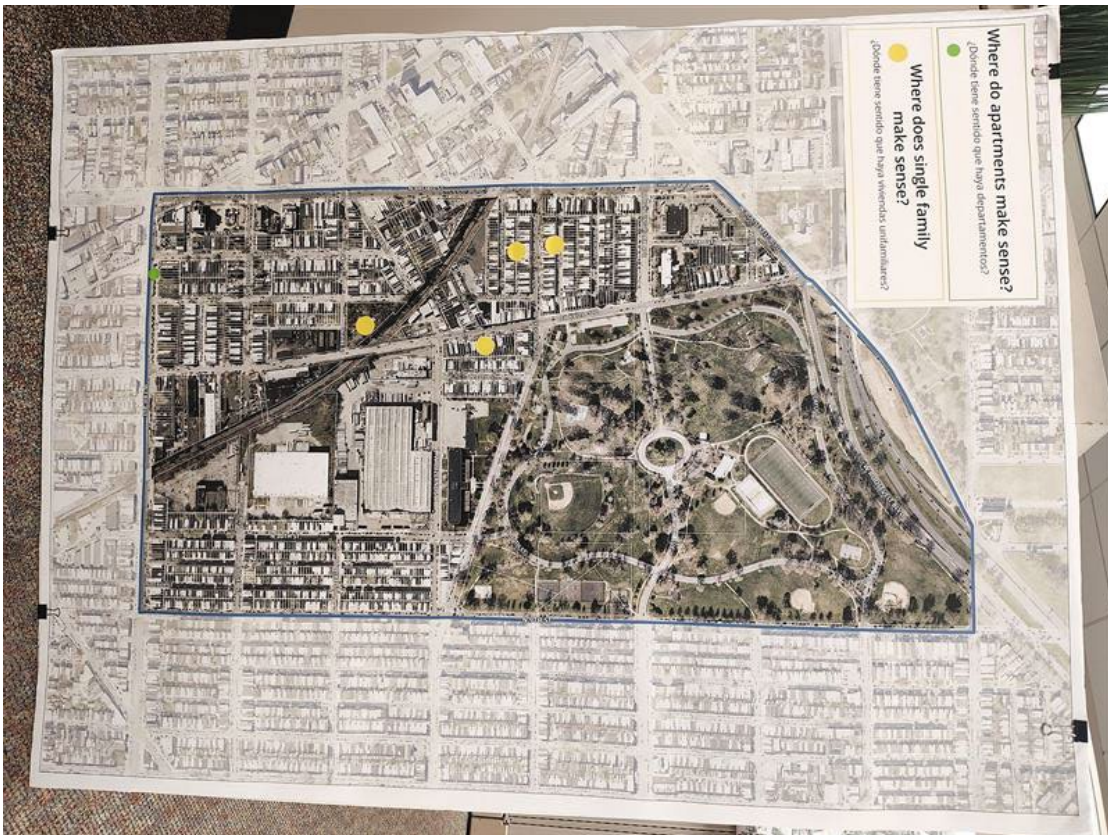
-  **Residential Single-Family**  
Vivienda unifamiliar
-  **Residential Multi-Family**  
Vivienda multifamiliar
-  **Commercial**  
Actividad comercial
-  **Industrial**  
Actividad industrial



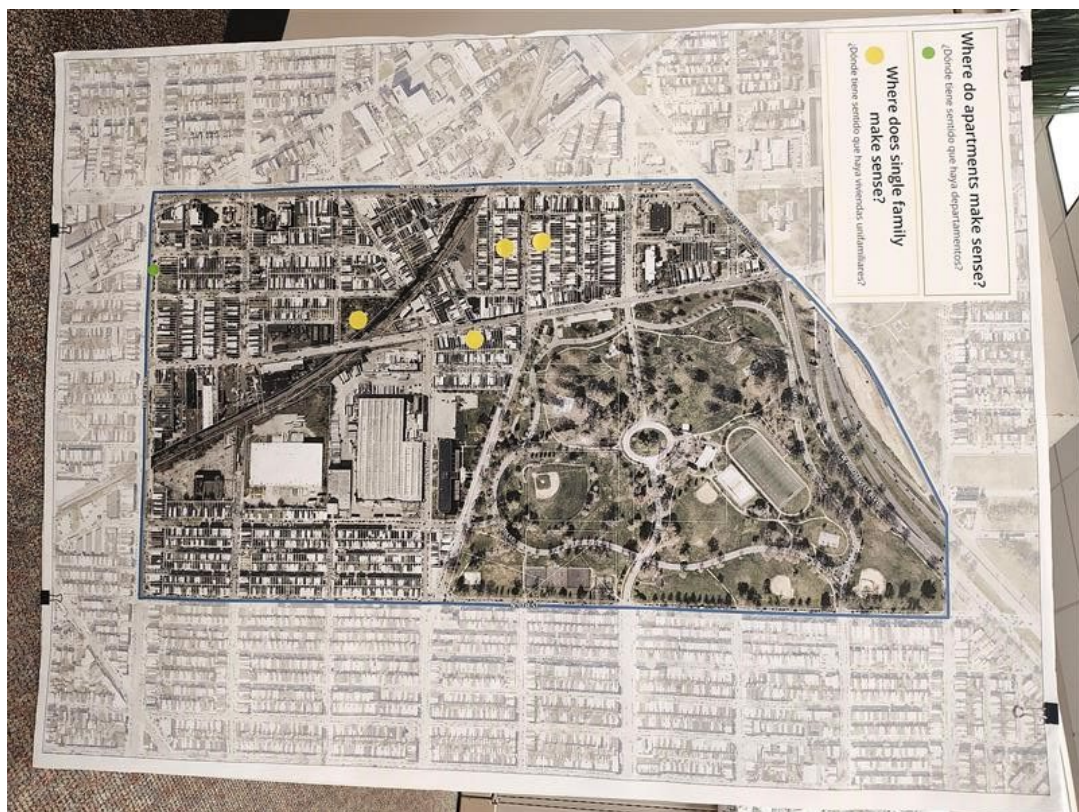
- Where do you work, live, and play?
- Where do apartments make sense? Where does single family make sense?
- Where do you want to see commercial activity? Where is there commercial activity that you don't want?
- Where do you want to see more industrial? Where is there industrial activity that you don't want?

April 2025











**Helpful Information**

City of Philadelphia Department of Planning and Development: (215) 683-0286

- <https://www.phila.gov/departments/departments-of-planning-and-development/>

City of Philadelphia Department of Licenses and Inspections: (215) 686-8686 and 311

- <https://www.phila.gov/departments/departments-of-licenses-and-inspections/>

City of Philadelphia Department of Streets: 311

- <https://www.phila.gov/departments/departments-of-streets/>

City of Philadelphia Community Life Improvement Program: 311

- <https://www.phila.gov/departments/community-life-improvement-program/>

Philadelphia Parking Authority: (888) 591-3636

- <https://philapark.org/>