

Public Comment

Regarding proposed new
construction at 1924 and
1940 Fairmount Ave

Updated 12/3/2025

Theodore Maust

From: Luke Szumski <lukezumski11@gmail.com>
Sent: Tuesday, November 18, 2025 2:44 PM
To: preservation
Subject: Writing in Favor of Approval for new building on 20th & Fairmount

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Hi,

My name is Luke Szumski. I live on 21st and Mount Vernon St, on the Spring Garden Civic Association board, and run a small business, Twisted Grounds, in the Spring Garden Neighborhood.

I am writing in favor of approval of the project replacing the parking lot and Rite Aid at 20th and Fairmount. If anything it should be two stories higher! We need more homes, more places for new businesses in Philly, and more tax revenue. Build it!

-Luke Szumski

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Luke Szumski
[\(609\)-280-8493](tel:(609)-280-8493)



20th and Fairmount Ave Project Concerns

From Amanda Schagrin <amandaschagrin@gmail.com>

Date Mon 11/24/2025 11:00 AM

To preservation <preservation@Phila.gov>

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I'm writing as a concerned Fairmount resident regarding the proposed project at 20th and Fairmount, which would replace the current Rite Aid.

I have no issue with the design or the addition of new units. The building itself looks great and would elevate the block. My concern is that the plan includes no parking at all. Parking in this area is already extremely limited. There is no available capacity for additional permits or street parking, especially with constant traffic to the pizza shop, hardware store, post office, and other local businesses. The proposal also includes additional retail space with no parking to support it, which will only make the situation worse.

The idea of adding 28 units with zero parking is alarming. One of the main reasons people choose to live in Fairmount is that parking has historically been manageable. Many residents commute by car, and removing parking from new developments is impractical and makes the neighborhood less livable. It also hurts the real estate value of the project itself. For example, the new building at 20th and Green also offered no parking and has struggled to fill units even after major price reductions.

I strongly urge you to require the developer to include parking in this plan. Neighborhoods like Manayunk and Roxborough require it for this exact reason, and there is more than enough room on this site to incorporate it.

If you walk that specific stretch of Fairmount Avenue, you will see that street parking is already severely strained. Spaces are routinely blocked by delivery drivers, the plant store, and the hardware store. It is nearly impossible to park as it is.

Please take this concern seriously and reconsider approval of this project without adequate parking.

Thank you for your time.

Theodore Maust

From: John Walsh <johnnywalsh15@gmail.com>
Sent: Wednesday, December 3, 2025 3:33 PM
To: preservation
Subject: 20th & Fairmount Project

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Hi,

My name is John Walsh. I am a 3 year resident of Spring Garden where I've been happy to call home with my partner. This has been a place to patron our wonderful local businesses, and a place where we've been able to meet wonderful new friends and neighbors.

I am writing in favor of approval for replacing the old Rite Aid building & parking lot with a mixed use development at 20th & Fairmount. This sits a stones throw from some of our premier cultural sites in the Art Museum, Barnes Foundation, the Rodin, the new Calder Gardens, and more. My only wish was that it could match the height of the building which formerly houses Telas on the next block, but I understand it mixing in with the surrounding buildings immediately adjacent to it.

Spring Garden & Fairmount need more homes, more space for new, innovative businesses, and more tax revenue for city services. More neighbors should be given the chance to call this wonderful neighborhood home!

Thank you,
John Walsh
1712 Wallace Street

Theodore Maust

From: Brian Elmore <briandelmore@gmail.com>
Sent: Thursday, December 4, 2025 8:07 AM
To: preservation
Subject: 20th and Fairmount - Support

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Hello,

My name is Brian Elmore, I am a Fairmount homeowner. I fully support the proposal for the Rite Aid and parking lot at 20th and Fairmount. The current parking lot is a blight on an otherwise vibrant stretch of Fairmount Avenue. This proposal would improve the corridor, increase tax revenue, and decrease rent costs.

I adore Fairmount, and look forward to welcoming our new neighbors!

Brian

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Brian Elmore
412-551-3455