

**SUMMARY OF QUESTIONS ASKED AND ANSWERED AT CPN ZONING COMMITTEE HEARING
ON 4820 CHESTER AVE – JAN 18 2022**

Q. What will happen to the mature trees on the site?

A. The trees on the property will unfortunately need to go. The mature street tree will be preserved. The developer will put some trees in the landscaped area of the side and rear yards.

Q. What about affordability?

A. 2 units will be reserved as affordable

Q. Will there be solar panels on the roof?

A. These are not included at this time, but the developer can look into this option. There is ample roof space for this.

Q. How will trash be handled? A big dumpster? Wheeled dollies?

A. Usually the trash collection company determines this. There will be private pickup – 2-3 days per week. There could be 100 gal containers behind screening. Not a giant dumpster.

Q. How did you arrive at the number of bike parking spaces? Will there be any security for bikes?

A. Bike parking as shown on the plans is 30% of the number of units – that’s the number dictated by the city. The bike parking shown is just for public spots/bikes. Tenant bike parking would be fenced in and located elsewhere.

There was some discussion of side yard – was it needed? Was it desirable? Opinions remained split on whether this side yard was beneficial, or had the potential to be a collection space for trash and weeds.

Q. What will the rents be?

A. At this time, the developers don’t really know. Rents in other buildings operated by this developer range \$900-1150 for a 1BR; \$1100-1200-up to \$1700 for a 2BR

For the affordable units – the developer will look at the city formula. Several neighbors pointed out that affordability means different things in different neighborhoods, and that here in West Philly,

affordability may need to be a lower rent than these formulas address. Many neighbors are highly interested in seeing affordable units included here.

Question as to whether or not vouchers would be considered? Many folks in the community would like vouchers used here.

Q. Concerns expressed about exiting – Building will be sprinklered, but there is not a second means of egress; what about a second exit?

A. With sprinklers, in a building this size, code does not require a second means of egress.