

JOIN YOUR EAST OAK LANE NEIGHBORS!

# RALLY for East Oak Lane

4PM Saturday, July 25 @ Oak Lane Library

Stand united with your neighbors against High-Density development at  
12<sup>th</sup> & Oak Lane

Near and far, Oak Lane residents are speaking out against a 40-unit apartment complex planned next to our Library and Ellwood School.

This is the WRONG LOCATION for such an apartment complex.

The Zoning Hearing for this project will be at **2pm on July 29** via ZOOM meeting. We must act NOW to stop this project.

Make your voice heard! Here is What YOU can do:

1. Join us at the Rally July 25!
2. Call or email before July 24 to secure a time slot for your testimony at the Zoning Hearing (appeal #39425)
  - a. Any member of the public wishing to testify to contact the Zoning Board at [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov) or call 215-686-2429 **at least five days prior to the hearing.**
3. Call and email these representatives to express your opposition to this 40-unit apartment complex at 1122 Oak Lane.
  - a. Chairman Frank DiCicco, Zoning Board of Adjustment, [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov)
  - b. Ian Hegarty, City Planning Commission, [ian.hegarty@phila.gov](mailto:ian.hegarty@phila.gov)
  - c. Councilwoman Cherelle Parker, [hilary.emerson@phila.gov](mailto:hilary.emerson@phila.gov) (215) 686-3454
  - d. PA Senator Sharif Street, [street@pasenate.com](mailto:street@pasenate.com) (215) 457-5200
  - e. PA Representative Isabella Fitzgerald, [ifitzgerald@pahouse.net](mailto:ifitzgerald@pahouse.net) (215) 549-0220
  - f. Philadelphia City Council President Darrell Clarke, 215-685-2633
  - g. US Congressman Brendan Boyle, [brendanf.boyle@mail.house.gov](mailto:brendanf.boyle@mail.house.gov)  
[scott.heppard@mail.house.gov](mailto:scott.heppard@mail.house.gov) (267) 335-5643
  - h. Please CC your emails to [olcaa.eol@gmail.com](mailto:olcaa.eol@gmail.com)

# **Stand against inappropriate development in East Oak Lane!**

**Neighbors Take Note!** A developer is asking for the City to grant a zoning variance for the construction of a 40-unit apartment building at 1122 Oak Lane. East Oak Lane neighbors are standing against this development because it will negatively impact our quality of life, our safety, devalue our homes, and denigrate the character of our neighborhood.

**Children's Safety:** this 40-unit apartment project will increase traffic on the narrow streets of this busy intersection. Children from Elwood School, Oak Lane Library, and next-door Day Care will be less safe.

**Traffic Safety:** the narrow streets in this intersection will not sustain the increased traffic and parking this apartment building will create. The developer's proposal does nothing to accommodate this. The nearby Fire Station's fire trucks and ambulances will be encumbered by traffic and parking, resulting in slower emergency service when most we need it. Should Oak Lane traffic worsen, we risk losing our beloved firehouse to a different neighborhood.

**Parking:** this proposed building does not include any parking for residents or for visitors. This will result in dozens of additional cars parked every day in front of our homes.

**Neighborhood density and character:** this ill-conceived and misplaced development will negatively affect the character of East Oak Lane and impact what makes our beloved neighborhood so special. Our area already has its fair share of large apartment buildings, and this location is the wrong location for such a large development. Oak Lane is a quiet neighborhood safe for dog walkers, pedestrians, and children, and such high density development will change that.

**Housing Values:** such a large apartment complex will negatively impact the value of neighboring homes.

We neighbors support residential and commercial development in the area, but we emphatically believe it should be done appropriately, in the right location, and to the benefit of all local residents. This proposal does not benefit local residents, it is in a detrimental location, and we stand against it.

Friends of the Oak Lane Library, Oak Lane Tree Tenders, Oak Lane firefighters, and Elwood School parents all object to this development. Take a stand to prevent this development before it is too late! Contact our representatives and City officials now to voice your concern!