

WELCOME NEIGHBORS!

Community Meeting

Development of 4601 Market Street

AGENDA

- Opening
- Background & History
- Goals & Scope of this meeting
- Presentation from Iron Stone Partners
- Feedback/Questions from Walnut Hill Residents
- Close of meeting at 7:30pm

OPENING

MARGARET LIVINGSTON

President of the Walnut Hill Community Association

AGENDA



- Opening
- Background & History
- Goals & Scope of this meeting
- Presentation from Iron Stone Partners
- Feedback/Questions from Walnut Hill Residents
- Close of meeting at 7:30pm



Brief History of 4601 Market Street

- **Building erected in 1926 by the Provident Mutual Life Insurance**
- **1983**
 - Building Vacated by Provident Mutual Life Insurance and donated to Urban Education Foundation of Philadelphia, a nonprofit formed by Cheyney and Lincoln Universities
- **1991**
 - Urban Education Development Research and Retreat Center Inc., a nonprofit headed by State Senator Vincent Hughes purchases building for \$1.6 million
 - Housed over 35 institutions, nonprofit community groups, and small entrepreneurs
- **2004**
 - Sold a parcel for the creation of the current Juvenile Justice Center and began seeking buyers for the main building
- **2008**
 - City Council directed the Philadelphia Authority for Industrial Development (PAID) to acquire the remaining property

Brief History of 4601 Market Street *(continued)*

- **2014**

- Groundbreaking by Mayor Nutter for new Philadelphia Public Safety Services (PPSS) and construction begins. City Invests over \$40 million repairing roof & façade, environmental remediation and cleanup

- **2017**

- May: Mayor Kenney announced that 4601 Market would no longer be the site for the PPSS, and would instead be moved to 440 Broad Street
- August : City issued Request for Qualifications for the property

- **2018**

- August: City selected Iron Stone Real Estate Partners as developer
- August 14th: Iron Stone met with WHCA Board
- December 11th: Councilwoman Blackwell holds community forum
- December 14th: Council delays vote to approve sale of 4601 Market Street

Brief History of 4601 Market Street *(continued)*

- **2019 – Jan 10th**
 - WHCA Board of Directors and Zoning Committee meets with Iron Stone Partners to understand their plan and to provide feedback
 - Iron Stone Partners is seeking a letter of support from WHCA
 - WHCA requires open community meeting and Community Benefits Agreement before we can move forward
 - In the meantime, WHCA begins drafting community concerns/requests and begins DRAFT of Community Benefits Agreement
- **2019 – Jan 17th (TONIGHT)**
 - WHCA is hosting this meeting to inform and solicit feedback/requests from residents and stakeholders of Walnut Hill to ensure our we hear all concerns from neighbors
- **2019 – Jan 24th**
 - City Council is scheduled to vote to approve the sale of 4601 Market St

AGENDA

- Opening
- Background & History
- Goals & Scope of this meeting
- Presentation from Iron Stone Partners
- Feedback/Questions from Walnut Hill Residents
- Close of meeting at 7:30pm

GOALS OF TONIGHT'S MEETING

- Inform the community of the development plans for 4601 Market Street
- To obtain feedback/concerns/issues from the community and propose mutually agreed upon solutions
 - *This will form the Community Benefits Agreement*

GOALS OF TONIGHT'S MEETING

- To conduct a productive and civilized meeting
- For every community member to have a fair opportunity to participate in tonight's meeting
- To finish the meeting on time at 7:30pm.

Scope of this meeting

The development plan of 4601 Market Street by Iron Stone Real Estate Partners

- **Site plan** – *tenants, types of uses, future use, landscaping etc*
- Benefits/Interactions with the Walnut Hill Community
- Maintenance/Security

We should ask questions, make suggestions to the plan, and suggest ways for Iron Stone partners to support our community outside of the development itself

NOT IN SCOPE

The purpose of this meeting is NOT to address how the city agreed to offer this parcel of land, not to address the sale price of this parcel.

The parties responsible (our elected officials) for this decision are not here tonight to answer that question, so it would be highly unproductive to address these issues tonight



AGENDA

- Opening
- Background & History
- Goals & Scope of this meeting
- Presentation from Iron Stone Partners
- Feedback/Questions from Walnut Hill Residents
- Close of meeting at 7:30pm



Presentation from Iron Stone Partners

**PLEASE HOLD ALL QUESTIONS UNTIL
THE QUESTION/FEEDBACK SESSION**



AGENDA

- Opening
- Background & History
- Goals & Scope of this meeting
- Presentation from Iron Stone Partners
- Feedback/Questions from Walnut Hill Residents
- Close of meeting at 7:30pm



In order to conduct fair and productive meeting, here are the ground rules:

- Residents of Walnut Hill will be prioritized first
- Each participant is limited to 3 minutes
- When you speak, please state:
 - Your Name
 - The block that you live on
 - *If you are not a Walnut Hill Resident, please state which organization or community you live in*

