



I. Call to Order and Introductions

The regularly scheduled monthly meeting of the Logan Square Neighborhood Association was held November 14, 2017, at the The Church of Jesus Christ of Latter-day Saints Meeting House 1682 Wood Street, Philadelphia, PA, 19103.

The meeting was called to order by President Drew Murray at 7:00 p.m.

Present: Drew Murray (President), Sheryl Johnson (Vice President), Andy Toy (Treasurer), Dennis Boylan (Secretary), Bill & Lynn Armstead, David Cardy, Edward Dougherty, Michael Eckstein, James Kelly, Rich Leimbach, Hassam Mirsaedi, Joe Sirbak, Paul Stavrakos, Robert Sutton, Tully Speaker, Pat Toy, Colleen Walsh, Linda Wong, Nancy & Don Weinberg and David Searles (Ex Officio), Frank Janitor (2201 Condominium), Louise Quattrone (Kennedy House), Sean Kardon (The Arches), Steven Goldberg (River's Edge), Jim Fennell (Tivoli).

Not Present: Zac Arbitman, Wendy Blume, Rusty Faircloth, Laura Foster/Aaron Goldblatt, Jovida Hill, Michael Hoffberg, Barbara Krassenstein, Edward Novack, Francine Pollock, Gayle Ruggeri, Anita & Dan Solis-Cohen, Donna Ferrari (Beechwood Commons), Sven Schroeter (2200 Arch), Jennifer Robinson (Watermark), Sandie Farrell (Hamilton Town Houses), Earl Wolfe (City View North), Jim Ruddick (City View South).

President Murray welcomed all in attendance to this monthly meeting of the association; the Secretary reported that a quorum was present. President Murray thanked Bishop Choules, Mike Kramer and Chris Miller of the Church of Jesus Christ of the Latter-day Saints for the use of the meeting house for this evening's meeting.

Secretary's Report: The minutes for the LSNA Meetings held in October 2017 were submitted for approval.

Motion: to approve the LSNA minutes for the October 2017 LSNA meeting. Seconded. Approved.

II. Announcements

- a) Thank you to all who helped and attended the 6th Annual School Fair held at the Franklin Institute on October 17, 2017.

- b) Thank you to all who helped and attended the 44th Annual LSNA Halloween Party held on October 31, 2017, in Coxe Park.
- c) Thank you to Coleen Walsh and Michael Eckstein for organizing the TEK Electronics and Ring Doorbell security demonstrates at the Franklin Institute.
- d) There will be a Town Hall meeting with State Representative Brian Sims at 7:00 pm, on November 16, 2017, at the Cherry Stret Tavern (129 N. 22nd Street).
- e) LSNA Holiday Party is still being firmed up, with two possible dates: December 10 or 17th, time and location still TBD.
- f) The Christmas Village at LOVE Park will run from November 23rd through December 25th.
- g) LSNA photos by Jim Fennell were shown.

III. Committee Reports (see Attachment A - Consent Agenda)

IV. Presentations & RCO Presentations

1. **1839 Callowhill Street development.** This proposal is to develop a multi-story apartment house at the lot located at 1839 Callowhill, between the Rose Tattoo Restaurant and the Franklinton Beer distributor. The design is to be similar to the existing Granary Apartment house in the 1900 block of Callowhill. The plan has been refused by the city because it uses 100% coverage of the lot space (70% allowed) and proposed 63 units (21 allowed) for CMX 2.5 zoning. Plans and elevations were shown. Use of Shamokin Street (6'6" wide) for trash removal was discussed. Numerous questions were asked regarding parking (none), Shamokin Street use, bike parking and moving facilities. The developer is willing to work with the other property owners regarding the use and possible widening of Shamokin Street and is seeking feedback to this preliminary presentation.
2. **AVIS Parking lot 2000 Arch Street.** The property owner Parkway parking is seeking to develop the former AVIS lot into a commercial parking lot. Philadelphia L&I has refused their proposal because it did not meet the interior landscaping code requirement and is now seeking a variance from this requirement. Other issues of concern were the interior aisle width, no bicycle parking and new sign height. Plans and elevations were shown. There were a number of questions raised regarding the density of the lot, its proposed new exit onto 20th Street near the corner, the landscaping , illumination, signage and the status of the existing gas station garden. The property owner has met with the near neighbors.

V. Consent Agenda. President Murray distributed copies of the Consent Agenda (Attachment A) and asked if there were any questions regarding the reports.

VI. Zoning Report (see Attachment A - Consent Agenda)

Joe Sirbak chair.

- a) 1839 Callowhill Street RCO proposal. There were a number of objections to this development as presented: the lot coverage, unit density and access from Shamokin Street being the most emphasized.

Motion: to issue a letter of opposition to this proposal. Seconded. Approved.

- b) AVIS lot development 2000 Arch. There were a number of objections to this proposal centered on the safety of the proposed new 20th Street entrance/exit, the landscaping and density of the lot which adhered to code.

Motion: to oppose the variance request but to not oppose the use of the property as a parking lot. Seconded. Approved.

VIII Old Business

There was a renewed question about the scaffolding at the old Granary on 20th Street, which is owned by Perl Properties.

VIII. New Business

The Cross Town Coalition (LSNA is a member) has noted that Councilman Quinones has proposed a Bill for affordable housing in larger development, the Coalition has asked for support in requesting additional time to review this bill.

Next meeting will be a LSNA General Meeting to be held at the Watermark on December 12, 2017.

Meeting adjourned at 8:41 pm

ATTACHMENT A

TREASURERS REPORT

October 1 - October 31, 2017

TD Bank Checking Balance as of September 30, 2017 \$ 78,362.56

Cash & Check Receipts

October

- Dues and Contributions \$ 1,070.00
- Deposit \$
- PayPal Transfer \$

Total Receipts \$ 1,070.00

Payments

October

- Sandra Owens block party (beverages, beer) \$ 467.01
- Ed Novack block party (Flyers, wine, trash bags, charcoal) \$ 343.08
- Watermark block party (Hot dogs, burgers, ice) \$ 429.18
- Earl Wolf block party (paper products) \$ 153.77
- Parkway Council \$ 2,500.00

Total Payments \$ 3,893.04

TD Bank Balance as of October 31st, 2017 \$ 75,539.52

Additional funds still in PayPal as of September 30th, 2017 \$ 377.21

TOTAL BALANCE as of October 31st, 2017 \$ 75,916.73

(Balance TD Bank on October 31st, 2016: \$55,623.71)

LSNA MEMBERSHIP COMMITTEE REPORT

FY17-18 October 6, 2017 - November 10, 2017

November 14, 2017 Board Meeting

FY17-18 Members - 341

Residential - 325 (22 NEW; 267 Renewals; 36 Carry-over) 129 renewals due

Commercial - 16 (1 NEW; 10 Renewals; 4 Carry-over)

- 9 Bldg./Condo Assoc. (NEW; 8 Renewals; 1 Carry-over) 1 renewals due
- 7 Businesses/Institutions (2 NEW; 2 Renewals; 3 Carry-over) 19 renewals due

FY17-18 Membership Income - Total \$10,485

Residential - \$9,135

Commercial - \$1,350

- Bldg./Condo Associations - \$950
- Businesses or Institutions - \$400

Submitted by Pat Toy
Chair, Membership Committee

FY16-17 Membership Summary

Total Members - 372

Residential - 341

Commercial - 31

- 13 Bldg./Condo Associations
- 18 Businesses or Institutions

Total Income - \$16,520

Residential - \$9,835

Bldg./Condo Associations - \$3,500

Businesses or Institutions - \$3,185

FY15-16 Membership Summary

Total Members - 336

Residential - 310

Commercial - 26

- 14 Bldg./Condo Associations
- 12 Businesses or Institutes

Total Income - **\$13,505**
Households/Individuals - \$9,555
Bldg./Condo Associations - \$2,750
Businesses or Institutions - \$1,200

FY14-15 Membership Summary

Total Members - **309**
Residential - 278
Commercial - 31

Total Income - **\$16,365**
Households/Individuals \$9,445
Residential Buildings \$3,700
Commercial Members \$3,220

ZONING COMMITTEE REPORT

1. 210 North 21st Street (Museum Estates) – Construction continues.
2. 60 N. 23rd Street/2301 JFK Blvd/Riverwalk – The second CDR was held on November 7, 2017. Ground breaking is expected by the end of November 2017.
3. The Dalian-Members of the LSNA Zoning Committee and the Planning & Design Committee continue to work with Victor Rodin to add trees and/or planters to the site.
4. Revised LSNA Neighborhood Plan-Andy Toy and Sam Little will co-chair the committee to revise the LSNA Neighborhood plan.
5. 1801 JFK (City Fitness Signage)- 1801 JFK (City Fitness Signage)-The LSNA Board voted a letter of non-opposition to second floor signage, but opposed the variance requesting greater than 20% of the total transparent glazed area of the window.
6. 2000 Arch Street-Parking lot is proposed for this parcel. Attorney for applicant will present at the November 14, 2017 Board Meeting. A near neighbor meeting was held on November 1, 2017.
7. 1839 Callowhill Street-63 unit mixed use apartment complex is proposed for this parcel. Attorney for applicant will present at the November 14, 2017 Board Meeting.
8. Cathedral Master Plan-The Archdiocese of Philadelphia issued a Request for Qualifications for the Cathedral Master Plan. Conceptual plans were presented to the community in 2016. No further details are available at this time, but the winning developer will be required to present to LSNA as the RCO.

PLANNING & DESIGN COMMITTEE REPORT

8 November 2017 / NxNW Conf. Rm.

Discussion Summary:

1. 1839 Callowhill Street
With design by Michelle Kleschick for YCH Architects, this is a proposed 10-story building that is shoe-horned in to the space on Callowhill - looking north - to the right of the Rose Tattoo and to the left of Franklin Beverage. This is a request for a variance on the existing restraints on this lot - zoned CMX2.5 - but by a lot, not by a little. The proposal is for 63 units, or three times what is permitted. There are no provisions for parking of any kind. The ground floor is slated for commercial use, the kind or character not defined. If the current zoning supports 79% coverage over the lot, this is a full 100% lot coverage, and backing on to Shamokin where there are on-going Street Department issues that have affected the development of the Orens

Brothers project at 1835 Callowhill. Where 55 feet is the approximate height limitation here, this design pushes to 110 to 120 feet. By right, a CMX2.5 designation would allow for four stories; this is six stories beyond that. Absent any further narrative explaining a proposal that was unusually in excess of what would be allowed here, it was the feeling of the Committee that this was simply way over-sized for this lot, this section of the neighborhood, and what surrounds it.

2. 2000 Arch Street (aka Avis Parking Lot)

This is the site of the old Avis car rental and servicing lot. Local parking lot operator Parkway Corporation is the long-time owner here and was leasing the lot to Avis. Avis vacated the lot and ceased their operations there approx. two years back. Conscious of development activity in the immediate area - the new Comcast tower, the proposed PMC project at Arch and 23rd - Parkway would like to re-take active management of the lot and turn it in to an active parking facility until a more thorough development proposal for the lot emerges. In advance of a series of demolitions and site improvements on the lot, Parkway is asking for six zoning variances from what is allowed for a parking facility, including the following:

- a) A curb cut from the site on to 20th Street, where departing cars can turn either right or left;
- b) Relief from the requirement that the interior of the parking lot needs to be landscaped to 10% of the total surface area.
- c) Relief from the requirement for the planting of one tree per 300 square feet of surface area.
- d) Exceeding the allowable height of the pylon sign and the pedestal on which the sign rests.

A near neighbors meeting was held at the Atria on November 2nd with Parkway representatives and residents of the adjacent townhouses at 2036 Arch St.(?). Rich Leimbach represented LSNA and the PDC.

For the purposes of the PDC's consideration, it was the preference of the committee that Parkway commit to the requirements for a surface parking facility, that is, complete with the interior landscaping requirements, the tree plantings and other remediations to the site required by code. However, the PDC reserved its strongest sentiments for the proposal to allow either entrance or egress via a new curb cut that would breach the sidewalk and allow cars from the lot direct access on to 20th Street. In view of the volume of traffic now on 20th, either coming off of the Parkway or heading towards it, this was felt to be a simple safety issue where it was most certainly not in the interests of the neighborhood to allow this adjustment.

Further, the extensive pedestrian use of that western sidewalk between Cuthbert and 20th Street made this proposed entrance particularly unsupportable. The PDC proposed investigation of an alternate curbcut and entry / exit to Cuthbert St. at the SW corner of the site, where grades are close. To the returning of the lot to its initial use as a parking facility the PDC was not opposed, but a series of variances connected to this proposal did not gain the support of the Committee.

3. Battle of the Bulge Monument at Aviator Park

Per a commitment made at the conclusion of the open discussion on this project at the LSNA board meeting in October when it was first presented, the Planning and Design Committee stood by the comments made there, namely, that the design, scope and scale exceeded what was right for the Park, that the project needed more detail and development, including its integration with many of the established and well-regarded design elements that exist in that area, and that it was premature at this time to consider the project more fully in what was felt to be its very undeveloped form.

4. Next PDC Meeting

The next PDC meeting will be Wed., December 6th at the Tivoli community room.

Respectfully Submitted,
Sven Schroeter

HEALTH & SAFETY COMMITTEE REPORT

There was no meeting held in November, however, below is a report from 9th Police District Advisory Council (PDAC) held November 1:

Project H.O.M.E.: Zakiyya Muhammed reported that an uptick in homeless at Aviator Park at midday was noticed, as well as an increase in the number of groups providing meals at Logan Square. Members of Outreach have been counseling homeless individuals regarding the services available to them. Zakiyya noted the places where PDAC members reported an increase in the homeless population and will send staff out for counseling. The code blue program begins with the cold weather: police can force homeless individuals inside to protect them from illness and injury due to cold weather. The **Outreach hotline: 215-232-1984** should be called to report concerns regarding homeless individuals. The new homeless hub provided by SEPTA is scheduled to open in early 2018 and will be available from 7AM-7PM for such services as showers, bathrooms, and counseling.

Captain's Report:

1. A pattern of robberies in the Fairmount section seems to have stopped now that a suspect is in custody.
2. Commercial burglaries are down: 3 last month.
3. The first suspect was prosecuted for theft from auto based on the Letter of Complaint program. The suspect had 30 prior offenses.
4. There were 27 thefts from auto last month, a decrease from prior periods.

Crime Report is available on LSNA website.

A presentation regarding security systems was held at the Franklin Institute Nov. 6th. Product discounts and free evaluations are still available from one vendor, details attached separately.

Respectfully Submitted,
Colleen Walsh, Chair
colleen@cwalshcpa.com

PARKWAY EVENTS PLAN

The Project Management Team for the Parkway Events Plan met on November 7, 2017 to review preliminary data from focus groups and intercept surveys. A full report is expected in early 2018.

N.B: If a report from a specific committee is not listed above, there is no report this month.