



I. Call to Order and Introductions

The scheduled regular meeting of the Logan Square Neighborhood Association was held December 11, 2018, at The Franklin Institute, Harcourt Room, 222 N. 20th Street, Philadelphia, PA 19103.

The meeting was called to order by President Drew Murray at 7:05 p.m.

Present: Drew Murray, Sheryl Johnson, Dennis Boylan, Andy Toy, Bill & Lynn Armstead, Karen Belding, Wendy Blume, David Cardy, Michael Hoffberg, Barbara Krassenstein, Rich Leimbach, Hessam Mirsaeedi, Joe Sirbak, Tully Speaker, Robert Sutton, Paul Stavrakos, Pat Toy, Colleen Walsh, Linda Wong, David Searles (ex officio), Frank Janitor (2201 Condominium), Jeff Krimstock (Beechwood Commons), Jim Ruddick (City View South), Louise Quattrone (Kennedy House), Steven Goldberg (River's Edge) and Jim Fennell (Tivoli).

Not present: Gino Capobianchi, Jr., Edward Dougherty, Michael Eckstein, Aaron Goldblatt, Adam Greenspan, Jovida Hill, Francine Pollock, Karen Rivera-Gorski, Gayle Ruggeri, Nancy & Don Weinberg, Sven Schroeter (2200 Arch), Earl Wolf (City View North), Sandie Farrell (Hamilton Townhouses), Sean Kardon (The Arches) and John Kroll (The Phoenix).

President Murray welcomed all in attendance to this regular meeting of the association. President Murray thanked Richard Rabena and Gina DeGiovanni and The Franklin Institute for their use of the building and meeting room.

Secretary's Report: The minutes for the semi-annual LSNA General Meeting held on November 13, 2018, were submitted for approval.

Motion: to approve the LSNA minutes for the November 2018 LSNA General Meeting. Seconded. Approved.

II. Announcements

- a) Thank you to all who came out to the 8th Annual School Fair.
- b) The LSNA Holiday Party will take place Sunday, December 16, 2018, from 4 until 7 pm at Three Logan Square, 51st Floor, Philadelphia, PA 19103. The event is asking attendees to

bring useful articles to donate to the Hub of Hope as a holiday gift: hats, gloves, toiletries and wash cloths.

- c) Photos by Jim Fennell of all the ongoing construction projects in the LSNA area were shown.

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

IV. Presentations

1. **Jason Duckworth**, an LSNA resident presented *A Cleaner Logan Square: learning from the 2100 block of Race Street*. This is a “clean up” program developed and operated by this block over the last 18 months. It has been successful so far and perhaps the wider LSNA membership might consider implementing such a program in their immediate neighborhood. A map with plan was shown for the area where the program has been operating. The program works in this manner: an outside contractor has been hired to clean the block every Tuesday at 8:00 am, which is one day after the city picks up trash. In addition a second part of the program is to power wash the sidewalks and a third component is tree pruning. One resident, representing the others, signs the contract with the vendor. The annual cost per household is \$360. Mr. Duckworth expressed a willingness to provide additional information to other LSNA blocks interested in implementing such a program.
2. **Dewitt Brown** a parent, representing the *Albert M. Greenfield School Home and School Association*. He is the Vice-President of Fundraising for this (501(c)3) support group. It raises roughly \$150,000 each year to provide additional support for the school’s 650 students. There is a current need to replace the playground equipment at the school. The playground is a high demand play space and the cost of the new ADA compliant equipment will be \$350,000 and take six months to construct. Preliminary planning and design proposals have been completed, with construction to be overseen by the School District of Philadelphia. The Association is making an effort to meet with the wider community, soliciting input and sources of financial support. It is hoped that in addition to providing a letter of support for this effort; LSNA will be able to participate in a series of community outreach meetings held jointly with CCRA in February and March of 2019.
3. **Orens Brothers proposed development for 1823 Callowhill Street**. Scott Orens presented. This was not an RCO presentation and there was no related vote by LSNA to be made at this meeting, rather it was an informational presentation with the developer looking for feedback from the community. Mr. Orens, provided a plan for this development, which unlike a previous presentation for this site (lot A), depicted the use of a larger area, one that included utilizing the land currently occupied by the Rose Tattoo (lot C) restaurant and the Franklinton Beer distributor (lot B). The developer is working on a partnership arrangement with the owners of lots B & C for this proposal. Before the developer embarks on this

expanded site plan, they would like to get neighborhood input. The new proposal will require a future RCO presentation. A rendering of the original (previously approved 5 story building) was shown along with the new 10 story proposal. The new building would run from 19th Street east to the end of lot A. It would have 130 residential, 1-2 bedroom units. The site is presently zoned CMX 2.5. There would be access (from the north) to 42 off-street parking spaces and for deliveries. As proposed, this development would need variances for height and density. Construction would take 18-24 months. A number of questions regarding materials, density, parking and access were taken from the floor.

4. **RCO presentation: Friends Center Signage.** Christopher Mohr, Executive Member of Friends Center presented. This is a three building complex, between Cherry and Race streets; with the centerpiece being the Race Street Meeting House. The Friends Center Corporation houses various associated groups in the other two buildings. There is a need for signage on the buildings. These would be non-digital, tasteful and understated backlit signs. The Friends Center is seeking a variance for two signs, they would be above the second floor, so as to be seen above the trees, on the Race and Cherry Street at 15th. The near neighbors are primarily other institutions. No Art Commission approval is required. Renderings were shown and questions were taken.
5. **RCO presentation: 130-2 North 21st Street request for two variances.** Sarah Alderfer presented. This property at 21st and Cherry previously housed a hair salon on the first floor with apartments above. The owner is seeking to add a new 4th story and bring an existing rooftop deck into code compliance. There are two ZBA refusals for this property: one for area usage (number of apartment units) and the second for the non-conforming deck. The commercial use at present (the Hair Salon) is not compliant. Plans, materials and elevations were shown along with photos showing the relationship of the present building to the adjacent 4 story properties. Questions were taken and comments made regarding this proposal.

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

Rich Leimbach was appointed co-chair of the zoning committee. It was noted that the original Granary property along 20th Street, has been sold by Pearl Properties to a new group.

- a) Orens Brothers 1823 Callowhill Street. There were a number of concerns expressed regarding, density, height, impact on nearby Baldwin Park and the aesthetics of the plan. It was noted that this plan was a very aggressive use of the CMX 2.5 zoning classification.
- b) RCO VOTE: 1500 Race Street Friends Center Sign. Comments: Planning & Design Committee had no comment. There was a concern expressed about the green background color.

Motion: Write letter of non opposition provided the signs use a darker shade of green. Seconded. Approved.

- c) RCO VOTE: 130-2 North 21st Street request for variances. The Planning & Design Committee expressed concern over the blandness of the proposed 4th story addition and even though this is not a historically designated street, the plan “disrespects” the character of the immediate neighborhood. The proposed design needs to be revised.

Motion to not oppose the change to the non conforming deck to bring it into code compliance but oppose the requested fourth floor addition. Seconded. Approved.

VI. Old Business

I was noted that the issues with postal delivery along VanPelt Street. The location and condition of trash receptacles (especially the “big belly” cans) in the LSNA neighborhood is problematic.

VIII. New Business

None

Meeting adjourned at 8:55 pm

TREASURERS REPORT
(Andy Toy)
November 1 –November 30, 2018

TD Bank Checking Balance as of October 31, 2018	\$ 78,565.43
 <u>Cash & Check Receipts</u>	
November	
• Dues and Contributions	\$ 335.00
• Deposit	\$
• PayPal Transfer	\$
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<u>Total Receipts</u>	\$ 335.00
 <u>Payments</u>	
November	
o Jim Ruddick – Constant Contacts renewal 2017	\$ 381.78
o Sage Dining – LSNA @Moore Neighborhood Planning	\$ 315.90
• Drew Murray – Board copies, Planning mtg, Halloween expenses	\$ 867.81
• Frog Commissary – School Fair	\$ 340.80
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<u>Total Payments</u>	\$ 1,906.29
TD Bank Balance as of November 30, 2018	\$ 76,994.14
Additional funds still in PayPal as of November 30, 2018	<u>\$ 232.73</u>
 TOTAL BALANCE as of November 30, 2018	 \$ 77,226.87

(Balance TD Bank on November 30, 2017: \$75,314.78)

LSNA MEMBERSHIP COMMITTEE REPORT
FY18-19 November 9 - December 7, 2018
December 11, 2018 Board Meeting

FY18-19 Members - 353

- Residential - 335 (36 NEW; 284 Renewals; 15 Carry-over) 156 renewals due
Commercial - 18 (- NEW; 13 Renewals; 5 Carry-over)
- 9 Bldg./Condo Assoc. (7 Renewals; 2 Carry-over) 2 renewals due
 - 9 Businesses/Institutions (- NEW; 6 Renewal; 3 Carry-over) 8 renewals due

FY18-19 Membership Income - Total \$12,285

- Residential - \$9,685
Commercial - \$2,600
- Bldg./Condo Associations - \$1,100
 - Businesses or Institutions - \$1,500

Submitted by Pat Toy
Chair, Membership Committee

FY17-18 Membership Final Report

- Total Members - 383
Residential - 360
Commercial - 27
- 11 Bldg./Condo Associations
 - 16 Businesses or Institutions

- Total Income - \$14,280
Residential - \$10,080
Bldg./Condo Associations - \$1,650
Businesses or Institutions - \$2,550

FY16-17 Membership Final Report

- Total Members - 372
Residential - 341
Commercial - 31
- 13 Bldg./Condo Associations
 - 18 Businesses or Institutions

- Total Income - \$15,520
Residential - \$9,835
Bldg./Condo Associations - \$2,500
Businesses or Institutions - \$3,185

FY15-16 Membership Final Report

- 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 Final Report

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 – Construction continues.
3. 113-127 N. 23rd Street- Construction Continues.
4. 2026 Spring Garden Street – The applicant presented plans at the November 13, 2018 meeting of general membership. Residents and Board members voted to oppose project. At the request of LSNA, the applicant agreed to ask for a continuance for the December 5, 2018 ZBA hearing in order to allow time for representatives of LSNA and SGCA to meet with the applicant. Representatives of LSNA and SGCA met with the applicant on December 3, 2018 to review concerns. The applicant will consider concerns and let LSNA and SGCA know if they will revise plans to alleviate those concerns.
5. 127 N. 15th Street- The applicant presented plans at the November 13, 2018 meeting of general membership. Residents and Board members voted to issue a letter of non-opposition.
6. 1500-1506 Race Street-The applicant will be presenting plans (signage) at the December 11, 2018 LSNA Board Meeting.
7. 130 N. 21st Street-The applicant will be presenting plans for an additional floor at the December 11, 2018 LSNA Board Meeting.
8. 1823-1847 Callowhill Street-The developer, the Orens Brothers, will present plans for potential development of these parcels. The presentation is purely informational as the developer has not yet applied for permits. It is understood that the proposed plan(s) will require variances.
9. The originally Granary Building has been sold by Pearl Properties to the Alterra Property Group. Alterra is planning apartments on the upper floors and commercial space on the lower floors. At this point, no variances are required. Alterra hopes to complete renovations in 15-18 months. All financing is in place.

LSNA PLANNING & DESIGN COMMITTEE REPORT

PLANNING & DESIGN COMMITTEE REPORT

5 December 2018 / Tivoli Community Rm.

Discussion Summary:

1. 1500-06 – The Friends Center

As a general attitude toward signage, the Planning & Design Committee (PDC) discourages the use of building identification signs for promotional purposes.

The proposed signs are generally in scale with the facility and surroundings for building identification however the sign background green color stands out too abruptly from the surroundings. The PDC suggests the background color blend with the building brick, perhaps with a bronze or black color, or by eliminating the background and mounting the letters individually onto the brick. Beyond this recommendation we defer to the Art Commission sign committee.

2. 130 N. 21st St. – Multi-family Housing

The Committee reviewed existing conditions photos and proposed plans and elevations as submitted by the applicant. Renderings of the design, as is suggested to be part of a review package, were not provided at the time of the PDC meeting.

A fourth-floor addition would add to the density of a property already over what is allowed by the zoning code for a multi-family dwelling in this area, which is a concern.

The fourth-floor addition extending the building face material flush with the lower levels, as illustrated in the elevation, would not be sympathetic to the historic appearance of the adjacent building mansard roof, which is consistent for the entire block other than the proposed building. Such an addition may diminish the character of the adjacent property, in addition to blocking south facing windows on the fourth floor of the adjacent building.

If the added density is acceptable, it is recommended that the fourth-floor addition be revised to address these concerns.

Next PDC Meeting

The next PDC meeting will be Wed., January 2 at the Tivoli community room.

Respectfully Submitted,
David Searles & Sven Schroeter

LSNA HEALTH & SAFETY COMMITTEE REPORT
Meeting held December 4th, 2018

- The LSNA will be collecting **new** hats, gloves and socks, and toiletries including shampoo, conditioner, body wash, soap, toothpaste, toothbrush, shaving cream, razors, towels and washcloths (please, nothing larger than these items for now) for the homeless visiting the Hub of Hope. Please bring your donations to the Holiday Party on December 16th.
- Tobacco Sales and Bill No. 180522: the City Finance Committee scheduled a public hearing for this Bill on 12/5/18. If passed, it would undo the Board of Health's previous tobacco retail regulations, greatly increasing the number of stores selling tobacco in low-income neighborhoods and near schools in Philadelphia, even stores that have lost their permits for repeatedly selling cigarettes to children. **Update: The bill was voted down.**
- Trash & Recycling: Bob Strunk has been monitoring the trash/recycling at the Wawa store at 21st & Hamilton Sts. noting several recycling and trash violations. Efforts will be made to contact Wawa administration to address the issue.

Police District Advisory Council (PDAC) report for December:

- Captain reported that while the number of homeless individuals in the area has decreased, reports of aggressive behavior have increased. Call 911 if you see or feel threatening behavior. The **Crime Report** is available on LSNA website.
- Hub of Hope update: Captain Vales reported that she recently met at MSB regarding complaints of homeless smoking K2 near Hub of Hope. Arrests were made by SEPTA and 9th District officers. Code Blue (215-232-1984) was in force before Thanksgiving. However, the approx. 250 homeless were too many to house. In addition, there were several homeless individuals at 30th St. Station, where they cannot sleep. As a result, The Hub of Hope has extended their hours to include weekends, and will also be opening a new facility with 315 beds. A bus will run from 5:30-7:30 PM through center city to take homeless to the new shelter will start Dec 1.
- A PDAC member representing area bars, restaurants, and night clubs, himself a bar owner, is working on a project to obtain crime stats on bar-related incidents (public urination, fighting, noise, etc.) to get a general view of common issues and develop strategies to prevent them. Jonathan Hunter has been very effective in working as a liaison between these business owners, residents, and police to address issues, small and large. Please send any concerns regarding area bars, restaurants, or night clubs to colleen@cwalshcpa.com to pass along to Jonathan.

Our next Health & Safety Committee meeting will be held on February 5, 2019 at 7pm in the Community Room at Tivoli. LSNA members are invited to attend the meeting or send the committee concerns that they would like discussed.

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

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