



I. Call to Order and Introductions

The scheduled semi-annual General Membership Meeting of the Logan Square Neighborhood Association was held November 13, 2018, at The Watermark at Logan Square, 2 Franklin Town Blvd., Philadelphia, PA 19130

The meeting was called to order by President Drew Murray at 7:00 p.m. This being one of the LSNA semi-annual General Membership Meetings, a quorum of 47 members present was recorded by the Secretary.

President Murray welcomed all in attendance to this General meeting of the association. President Murray thanked Guy Wiegand and The Watermark at Logan Square for their use of the building and meeting room.

Secretary's Report: The minutes for the LSNA Meeting held on October 9, 2018, were submitted for approval.

Motion: to approve the LSNA minutes for the October 2018 LSNA meeting. Seconded. Approved.

II. Announcements

- a) The LSNA Holiday Party will take place Sunday, December 16, 2018, from 4 until 7 pm at Three Logan Square, 51st floor, sponsored by Brandywine Realty.
- b) Thank you to all who came out to the 45th Annual LSNA Halloween Party at Coxe Park.
- c) The 7th Annual School Fair will be held on November 20, 2018, from 5 until 7 pm at The Franklin Institute.
- d) 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. **Presentation; 2100 Hamilton Street.** Presenting: Tom Bock of Bock Development and Cecil Baker +Partners Architects. This was a follow-on presentation to the previously held meeting at the Barnes Foundation. Shown were renderings, elevations and examples of

construction methods and materials (corten steel, use of a curtain wall and hairline detailing), all reflecting refinements to this proposed development. The project will break ground next year and take two years to complete. The presenters described their project as: a "major improvement to what we have now," having a "choreography of passage," being a "citizen of Philadelphia building," will "plant seeds for future," having a "zen garden feel," which will have "fire features". The goal is to make a truly contemporary statement. The building will have only 33 units and 72 parking spots, Questions were responded to, in particular the issue of the rail park, with the developer noting that the this entity will need to come to the table with money if this plan is to move forward. It was noted that the developer has the right to cap the entire space above the rail-bed. This project is not subject to a not to CDR. This was not an RCO presentation.

2. **RCO presentation: Revival Hotel.** 127-31 North 15th Street. Presenting: Brett Feldman repressing Cherry Orchard LLC, DAS project architect Jay Rockefeller and Victoria Las of the New York based ownership group. Proposed project is to construct a 14 story, 66 room, code compliant hotel with signage. The request this evening is for a special exception to permit the construction and operation of a roof top deck for hotel guests. The deck would operate from March to November, closing not later than 12 midnight. It would offer light music and refreshments. Rendering and elevations were shown, and the developers were asked if they had been in touch with the nearby Friends Center and our Mole Street neighbors. The answer was that they had not yet been in contact with these groups.
3. **RCO presentation: 2026 Spring Garden Street.** Presenting: Landmark Architecture and the developer Noah Ostroff. This is a double lot with the owner looking to sub divide and sell parcel for the construction of a 11 unit, (28 bedroom) condominium. This block along Spring Garden Street has historic designation and the Historic Commission has stipulated that the proposed development not exceed the of the adjacent townhouses. The current proposal by the developer is to exceed that height by 2' and that is what they request a variance. Plans, elevations and renderings were shown. There were a number of questions about this project: boundary lines, materials and details (quoins in particular), interaction with near neighbors and construction safety .

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

The Consent Agenda had been distributed via email prior to the meeting and was also made available in hard copy, to those present. President Murray asked if there were any questions regarding this document. There was one question regarding a status update on the old Family Court building, with the response being, that there was nothing new to report.

- a) RCO request for special exception by the Revival Hotel. The Planning & Design committee thought this proposal was sensitive to the needs of the near neighbors and had no issue with the project. There were no other objections from those present.

Motion to issue letter approving special exception request, no discussion, seconded, approved.

- b) RCO variance request for 2026 Spring Garden. Planning & Design Committee had two issues with the proposal: materials usage (“how it turned the corner”) and the density of the site facilitated by allowing it to be a uniform height for the entire length of the property and eliminating the back yard. The near neighbors also expressed concern over the density of the proposal, with the developer pushing every limit of the zoning code restrictions to the maximum. The near neighbors requested a NDA be in place. ZBA hearing will be on December 5, 2018.

Motion: to oppose the requested height exception and write a letter of opposition out of concern for the density of the project. Discussion followed, in which it was noted that the height exception would exacerbate the density issue. There was an amendment to the motion: to oppose the sub-division of the lot. This amendment was seconded and approved. The motion was seconded and approved.

VI. Old Business

None

VIII. New Business

1. There was a request for a traffic study to be conducted at 21st & Hamilton.
2. Andy Toy asked for a \$500 contribution by LSNA to Philadelphia Public School Giving Circle.

Motion to contribute \$500 to the Giving Circle. Seconded, Approved.

Meeting adjourned at 8:35 pm

TREASURERS REPORT
(Andy Toy)
October 1 –October 31, 2018

TD Bank Checking Balance as of September 30, 2018	\$ 80,221.85
<u>Cash & Check Receipts</u>	
October	
• Dues and Contributions	\$ 2,350.00
• Deposit	\$
• PayPal Transfer	\$ 300.00
<u>Total Receipts</u>	<u>\$ 2,650.00</u>
<u>Payments</u>	
October	
• Parkway Council – Parkway 100	\$ 2,500.00
• Watermark – Hot dogs, etc. for block party	\$ 531.45
• Ed Novack – Wine for block party	\$ 186.27
• Michael Eckstein – Dry goods for block party	\$ 199.11
• Rich Leimbach – Beer & soda for block party	\$ 344.46
• Ed Dougherty – Beer & charcoal for block party	\$ 66.25
• Andy Toy – Hoagies for Riverside Presby meeting re CSX	\$ 70.64
• Andy Toy – Constant Contacts renewal	\$ 408.24
<u>Total Payments</u>	<u>\$ 4,306.42</u>
TD Bank Balance as of October 31, 2018	\$ 78,565.43
Additional funds still in PayPal as of October 31, 2018	<u>\$ 72.13</u>
TOTAL BALANCE as of October 31, 2018	\$ 78,637.56

(Balance TD Bank on October 31, 2017: \$75,539.52)

LSNA MEMBERSHIP COMMITTEE REPORT

FY18-19 October 7 – November 8, 2018
November 13, 2018 Board Meeting

FY18-19 Members – 342

Residential – 324 (29 NEW; 280 Renewals; 15 Carry-over) 171 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 \$12,040

Residential – \$9,440

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- Continues.
4. 1513 Race Street – The attorney for the applicant presented plans at the October 9, 2018 Board Meeting. The LSNA Board voted to issue a letter of non-opposition pending approval by the Art Commission. In addition, the Board recommended the relocation/ lowering of one sign.
5. 2026 Spring Garden Street – The applicant will be presenting plans at the November 13, 2018 meeting of general membership.
6. 127 N. 15th Street- The applicant will be presenting plans at the November 13, 2018 meeting of general membership.
7. 1500-1506 Race Street-The applicant will be presenting plans at the December 11, 2018 LSNA Board Meeting.

LSNA PLANNING & DESIGN COMMITTEE REPORT

7 November 2018 / Tivoli Community Rm.

Discussion Summary:

1. 127 N. 15th St – The Revival Hotel
The proposed new building design is sensitive to the neighborhood aesthetics and would seem to be a positive development for the surrounding area. The proposed roof deck, planned for use as part of a restaurant on the 13th & 14th Floors, faces away for any neighboring residential units thereby minimizing potential impact. Through correspondence from the near neighbor, Metropolitan apartment building, it is understood that the intended use and hours of operation would not be a nuisance. It is recommended that these details be shared with LSNA for review and record.

2. 2026 Spring Garden St. – Multi-family Housing

Front façade proportions and materials, noted to match adjacent building stone & roof, are sensitive to surrounding historic district. However, the fiber cement cladding noted for the side and rear materials is not in keeping with brick, typical for historic buildings in the vicinity. It is recommended that the Spring Garden St. corner be turned with masonry (stone or brick) and extend at least for the distance that is visible, either matching the stone or brick.

The zoning variance request for additional height is a concern as the proposed structure fills the property to the limits allowed by zoning with a bulk and density that already compromises the surrounding space and light. The additional height would exacerbate this condition, potentially to the detriment of any open space provided.

Next PDC Meeting

The next PDC meeting will be Wed., December 5 at the Tivoli community room.

Respectfully Submitted,
David Searles & Sven Schroeter

LSNA HEALTH & SAFETY COMMITTEE REPORT

There was no meeting in November.

Police District Advisory Council (PDAC) report for November: Captain reported that while the number of homeless individuals in the area has decreased, reports of aggressive behavior has increased. Call 911 if you see or feel threatening behavior.

The Phila. Marathon is Nov 17th, 18th; expect road closure report from Street Department.

The Crime Report is available on LSNA website.

Bob Strunk and Colleen Walsh attended the Quarterly update for Keep Philadelphia Beautiful on Nov. 1st:
Highlights:

- City-wide Illegal Dumping Campaign: report illegal dumping
- Commercial Waste Report: all commercial activities are now required to file a waste report annually
- Neighborhood Litter Control Plans: tools available on website
- America Recycles Day: November 15th MSB 11-1

For more information on these topics and other information, including programs, initiatives, tools and reports: <https://cleanphl.org/spotlight/>

Our next Health & Safety Committee meeting will be held on December 4th, 2018 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