



I. Call to Order and Introductions

The regular monthly meeting of the Logan Square Neighborhood Association was held April 9, 2019, at the Sixteen Hundred Lofts, 1600 Callowhill Street, Philadelphia, PA 19130.

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

Present: Drew Murray, Sheryl Johnson, Dennis Boylan, Andy Toy, Wendy Blume, David Cardy, Edward Dougherty, Michael Eckstein, Aaron Goldblatt, Michael Hoffberg, Rich Leimbach, Joe Sirbak, Hessam Mirsaedi, Francine Pollock, Paul Stavrakos, Robert Sutton, Pat Toy, Colleen Walsh, Nancy Weinberg, Linda Wong, David Searles (ex officio), Frank Janitor (2201 Condominium), Jim Ruddick (City View South), Steven Goldberg (River's Edge), Louise Quattrone (Kennedy House), Sean Kardon (The Arches) and Earl Wolf (City View North)

Not Present: Bill & Lynn Armstead, Karen Belding, Gino Capobianchi, Jr., Adam Greenspan, Jovida Hill, Barbara Krassenstein, Karen Rivera-Gorski, Gayle Ruggeri, Tully Speaker, Sven Schroeter (2200 Arch), Jeff Krimstock (Beechwood Commons), Sandie Farrell (Hamilton Townhouses), John Kroll (The Phoenix) and Jim Fennell (Tivoli).

President Murray thanked Briana Wilkins and Sixteen Hundred Lofts for hosting this evenings meeting.

Secretary's Report: The minutes for the LSNA regularly scheduled monthly meeting held on March 12, 2019, were submitted for approval.

Motion: to approve the LSNA minutes for the March 12, 2019, LSNA monthly meeting. Seconded. Approved.

II. Announcements

- a) 2nd Annual LSNA Shred-It Event, will be held on May 11, 2019 (22nd & Spring Streets; Parking Lot of Former Boy Scout Building). 10 box minimum, no commercial drop offs, first come first served, a minimum donation is requested.

- b) Spring clean up was held on April 6, 2019. President Murray thanked Hessam Mirsaeedi who lead the operation for Coxe Park and south of the Parkway, and Jim Fennell who lead the operation for Baldwin Park and north of the Parkway. Team Photos were shown of the clean-up.
- c) The LSNA Block Party will be held in September 2019, Ed Novack will chair this effort.
- d) Parks on Tap will be held at Baldwin Park on June 26-30, 2019.
- e) 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. **City Controller, Rebecca Rhynhart**, provided an overview on the operations of her office, and the audit functions conducted by the city. One task is to shine light on inefficiency, specifically when it comes to overtime & sick leave use; resulting in wasted taxpayers dollars. Her office, focuses on how the city performs, for example, we spend \$1Bn on behavioral health but there has been no audit of this function in the past 20 years. An audit of this area is ongoing. Other areas undergoing a review: a performance audit of the parking authority, a fund analysis of the tax abatement program and the accuracy of our tax assessments. The key is transparency. Government should be open and honest, as to how it expends tax dollars. Controller Rhynhart took questions from attendees on the following: IT, schools, outside contractors, dividend taxes, non-exempt employees, at-will employees, waste fraud & abuse investigators hired, software security, cyber security and overtime.
2. **Nominations.** David Searles, co-chair, reported on Nominations for the regularly scheduled upcoming June 11, 2019 election of LSNA Officers and Board Members for the association. There is an April 21, 2019 deadline for those seeking to apply for these positions. The Committee will recommend a slate, per the bylaws, to be announced at the May 14th meeting. The application asks for past committee participation.
3. **Mural Arts:** Jane Goldin and Phillip Adams presented. Mural Arts thanked all the near neighbor participants who worked with The artist Phillip Adams on the propose 417 N. 20th Street wall mural, Phillip Adams provided a description of the imagery, use of local history and material the mural will use. This mural project has a proposed should be installed by the Fall of 2019, they are looking at a October dedication. They also proposed a second mural project, to mark the 100th Anniversary of the Philadelphia Foundation. This mural will be located in the 23rd Street underpass, and will be by artist Ernel Martinez. It is intended to be

a collaborative effort, soliciting the help of various groups; LSNA is invited to participate. Installation will be in late summer 2019.

4. **Cloverfields.** This is a proposed concept by the developers of Sixteen Hundred Lofts (Ivey Realty) to landscape the area around the Broad Street exit ramps of I-676 (Vine Street Expressway). Their goal is make an improvement to this green space, it is an opportunity to make it better place for the whole neighborhood. Ivey Realty has hired landscape architect to draw up a plan to be proposed to Penn-dot, the property owner. They are asking the neighborhood for comments about how best to make a better use of this area.

V. RCO Presentations

1. **1801 Vine Hotel,** presented by the Peebles Corporation, Darwin Beauvais, attorney. The hotel at 1801 Vine needs specific variances to create an additional rooftop lounge and an accompanying service elevator.. It has received 2 refusals and 1 referral to date. The 2 variances are: first for the set back of the rooftop lounge deck, and the second for the construction of a service elevator along Wood Street. Photos and renderings of the proposed design by BBB Architects were shown. They request no change to the footprint of the building. The rooftop deck will make use of an added of glass pavilion, which will be 12' high. There is an 8' high parapet around the top of the building, and thus the request to not have a setback for the deck. The building has an ADA compliant entrance on Wood Street and needs a variance to construct a service elevator to the roof, using this entrance. They received Historic Commission approval last Friday for their plan. Questions and comments were taken, specifically about the impact on the surrounding neighborhood. It was suggested the the developer utilize Center City District light standards to improve pedestrian safety.
2. **2039 Cherry Street, Moore College of Art,** presentation to renovate the Sartain residence hall, bottom floor which for an unknown reason the 1963 variance did not permit lower level dormitory use, while the rest of the building does. Steve Klein of Moore presented, showing how they propose to fit out the lower level to be 9 additional dorm rooms. Plans, a map of location, 9 dorm rooms with window, plans and an overall concept of the project were shown. Questions, from those present focused on construction control (time of work) and blocking near neighbor accessibility along Lambert Street. Mr. Klein was agreeable to working with the near neighbors on both suggestions.

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

President Murray asked if there were any questions regarding the material provided in the consent agenda. There were no questions.

Joe Sirbak, zoning chair provided a zoning overview, and noted that in addition to his written report, that there had been a near neighbors meeting with the developers of the proposed Cathedral site last night.

The following RCO related motions were proposed and voted on:

1801 Vine Hotel. *Motion to approve a letter of non-opposition, contingent of an agreement for pedestrian scale lighting on 18th, 19th & Wood Streets. Seconded, approved.*

2039 Cherry Street, Moore College of Art. *Motion to approve request, the seconded. Approved, with the following amendment: provided Lambert Street is not blocked by the construction.*

VI. Old Business

None

VIII. New Business

None

The May 14, 2019 meeting will be held at the Mormon Meeting House.

Meeting adjourned at 8:54 pm

TREASURERS REPORT
Andy Toy

February 1 –February 28, 2019

TD Bank Checking Balance as of January 31, 2019. \$ 76,565.98

Cash & Check Receipts

February

• Dues and Contributions. \$ 235.00

• PayPal Transfer. \$ 100.00

Total Receipts. \$ 335.00

Payments

February

• John Gibbons – LSNA Plan work. \$ 12,500.00

Total Payments. \$ 12,500.00

TD Bank Balance as of February 28, 2019. \$ 64,400.98

Additional funds still in PayPal as of February 28, 2019. \$ 41.82

TOTAL BALANCE as of February 28, 2019. \$ 64,442.80

(Balance TD Bank on February 28, 2018: \$75,238.31)

LSNA MEMBERSHIP COMMITTEE REPORT

FY18-19 February 8 – March 7, 2019

March 12, 2019 Board Meeting

FY18-19 Members – 374

Residential – 353 (47 NEW; 291 Renewals; 15 Carry-over) 149 renewals due

Commercial – 21 (2 NEW; 14 Renewals; 5 Carry-over)

- 9 Bldg./Condo Assoc. (7 Renewals; 2 Carry-over) 2 renewals due

- 12 Businesses/Institutions (2 NEW; 7 Renewal; 3 Carry-over) 7 renewals due

FY18-19 Membership Income – Total \$13,380

Residential – \$10,330

Commercial – \$3,050

- Bldg./Condo Associations - \$1,100

- Businesses or Institutions - \$1,950

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. The applicant elected to move forward with the existing plans. The ZBA hearing for this project was January 23, 2019 and at the hearing there was a request by Spring Garden Civic Association to continue the hearing. The request was denied and LSNA voiced its opposition to the project. The ZBA held their decision in order to hear from Spring Garden Civic Association's attorney and to date has not rendered a decision. A continuation of the hearing is set for March 19 at 9:30 AM for testimony of Spring Garden Civic Association's attorney.
5. 2323 Race Street (Edgewater)-The applicant presented plans at the February 12, 2019 LSNA Board Meeting for a special exception to permit a cellular antenna installation on the roof of the building. ZBA hearing is scheduled for April 3, 2019 (9:30AM). The Board voted a majority to not oppose the applicant.
6. 2039 Cherry Street (Moore College)-Moore College has notified LSNA of their intent to convert basement space to additional dormitory rooms. They will likely present at the April meeting as they will need a variance for the Use.
7. Cathedral Project- Members of the Zoning and Planning and Design Committees met with related parties, their attorneys and architects on March 11, 2019. Details will be forthcoming as this project evolves.

LSNA PLANNING & DESIGN COMMITTEE REPORT

6 March 2019 / Tivoli Community Rm.

Discussion Summary:

1. 2039 Cherry Street, Moore College Sartain Hall

The committee reviewed preliminary information provided by the college. It is understood they may be requesting an extension of Use for the basement to be converted to dorm rooms which will also require the addition of an emergency egress exterior stair from their east courtyard to the alley between Lambert and Woodstock Streets. Reserving the right to revise comments based on their formal request, the committee takes no exception to these assumed alterations.

2. Master Plan Revision

With assistance from Beth McConnell of the Philadelphia Association of CDCs and Andrew Strobe representing his neighborhood in South Philadelphia, Andy Toy presented information on affordable housing as it relates to the LSNA Master Plan revision draft. It was agreed that general language about affordable housing should remain in the plan revision and that a sub committee be formed to better understand how LSNA might engage affordable housing initiatives being enacted elsewhere throughout the city.

Next PDC Meeting

The next PDC meeting will be Wed., April 3 at the Tivoli community room.

Respectfully Submitted,
David Searles & Sven Schroeter

HEALTH & SAFETY COMMITTEE REPORT

There was no meeting in February.

From the Police District Advisory Council (PDAC) report for February:

A recent residential burglary on Van Pelt Street is still under investigation. A suspect for the commercial burglaries in that area has been apprehended.

The Hub of Hope has extended its hours: 7AM-7PM, 7 days/week. The SEPTA police and city police are alternating coverage of the subway station due to recent fighting and drug use. A new program allows SEPTA police to issue tickets for misconduct to homeless persons, with an accumulation of 5 tickets leading to a misdemeanor arrest. The new 315- bed facility planned for Kensington was delayed by the government shutdown, but is back in progress. Call Outreach # 215-232-1984 to report homeless in need of shelter. Call 911 for any urgent or threatening situations.

In an effort to reach more community members, Community Relations Officer Jesse O'Shea is seeking public locations other than the police station to hold monthly town hall meetings. If you know of any institutions or residential community rooms that may be available, please contact him. He has been

addressing crime prevention strategies to various school groups, businesses, and residents of multiplexes and is available to speak at community groups to address any area concerns and answer questions.
Jesse.oshea@phila.gov.

Please be aware that, while the NEXTDOOR website can be a valuable tool for communicating neighborhood events and issues, the local police have noted that there have been several rumors related to criminal activity posted on the site. Contact Officer O'Shea for clarification on any posted issue.

Our next Health & Safety Committee meeting will be held on April 2, 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.