



I. Call to Order and Introductions

The regularly scheduled monthly meeting of the Logan Square Neighborhood Association was held April 12, 2016, at the Watermark at Logan Square, 2 Franklinton Boulevard, Philadelphia, PA 19103

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

Present: Drew Murray (President), Jovida Hill (Vice President), Dennis Boylan (Secretary), Andy Toy (Treasurer), Bill & Lynn Armstead, Edward Dougherty, Laura Foster/Aaron Goldblatt, Rich Leimbach, Hassam Mirsaeed, Sandra Owens, Edward Panek, Gayle Ruggeri, Joe Sirbak, Anita & Dan Solis-Cohen, Tully Speaker, Robert Sutton, Pat Toy, Nancy & Don Weinberg, Linda Wong, Sheryl Johnson (City View North), Sean Kardon (The Arches), Jim Fennell (Tivoli), and David Searles (Ex Officio).

Not Present: Zac Arbitman, Wendy Blume, Michael Hoffberg, Valeria Lagauskas, Kristen Maynes, Edward Novack, Francine Pollock, Eileen Frierson (Park Towne Place), Pam Doggett (The Phoenix), Robert Funk (2201 Condominium), Brian Robbins (Penn Center House), Jim Ruddick (City View South), Jennifer Robinson (Watermark), Donna Ferrari (Beechwood Commons), Ruth Rump (Sterling), Mathew Cohen (River's Edge), Sven Schroeter (2200 Arch), Louise Quattrone (Kennedy House).

President Murray welcomed all in attendance to this monthly meeting of the association; the Secretary reported that a quorum was present. President Murray thanked the Watermark for their generous hospitality and use of the facility.

Secretary's Report: The minutes for the LSNA regularly scheduled meeting held on March 8, 2016, were submitted for approval.

*Motion to approve the March 2016 minutes.
Seconded. Approved*

Consent Agenda: President Murray noted that the Consent Agenda for this evenings meeting had been a distributed to the Board and request its approval.

*Motion to approve the Consent Agenda for the April 2016 LSNA Monthly Meeting.
Seconded. Approved*

Treasurer's Report: (see Attachment A - Consent Agenda)

*Motion to approve the Treasurer's report.
Seconded. Approved.*

II. Announcements

- a) The Spring Park clean up has been rescheduled to Saturday, April 16, 2016.
- b) A note of thanks was read from the Winkler Family for LSNA's support and donation to the 22nd Street Memorial Fund.
- c) A series of photos taken by Jim Fennell of activities and construction in the LSNA neighborhood was shown.

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

IV. Presentations & RCO Presentation

1. Vicki Riley, Philadelphia Department of Revenue-Real Estate Tax & Water Bill Assistance Programs provided an overview of the department's various assistance services.
2. John DiGiulio from Public Relations/Communications office at the Philadelphia Water Department outlined a plan to replace the water mains along Hamilton Street from 19th to 22nd. The work will take place during daytime hours, being sequenced one block a time over a 3 1/2 month period this summer. This work will require a limited daytime shut off of daytime water to a limited number of households. Shut off notices will be provided with 24 hour notice based on contractor field meetings.
3. David Searles, LSNA President emeritus and Chair of the Nominations Committee noted that as he described at last month's meeting, the nomination process for next years LSNA directors is in process. He requested that those interested in becoming a LSNA director submit an application (found on the LSNA website); the slate will be announced at the May LSNA meeting with the election at the Annual Meeting in June.
4. RCO Presentation: 142 N. Broad Street redevelopment. Joe Baller attorney and Michael Yetterberg BLT Architects presented for the developer. Seeking a letter of non-opposition for the construction of apartments at this location, rehabbing the exiting building which originally was a garage. The project has been redesigned so that there will be no advertising on the facade and the number of units has been reduced to 101. This development is aimed at the millennial market. A retail tenant for the street level will be onboard at a later date. Developer needs a variance for parking (there will be none) and an adjustment of the allowable floor area ratio. Developer is willing to enter into a NDA with LSNA.
5. RCO Presentation: 1835-49 Callowhill. Client (developer) has consolidated this property into a single cmx2 lot. Developer does not have a list of uses for the proposed building. Developer prefers using Shamokin Street as the rear utility entrance for the building for trash removal. Developer is asking for 2 variances: 100% coverage of the lot and a 10' setback in the rear. Developer has applied to the ZBA today and has now asked for a continuance rescheduled for June 28, 2016.
6. David Searles provided a 1 minute recap of Planning & Design Committee discussions.

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

- a) Ed Panek (Chair) made the following motions:

*Motion to agree to issue a letter of non-opposition for the 142 N. Broad Street development
Seconded. Approved.*

*Motion to agree to refuse to issue a letter of non-opposition for the 1835-49 Callowhill
development as presented this evening. Seconded. Approved.*

VI. Old Business

None

VIII. New Business

None.

Minutes
April 2016

The May LSNA monthly meeting will be held at the Community College of Philadelphia. There being no further business, there was a motion to adjourn. Meeting ended at 8:54 p.m.

Consent Agenda

ATTACHMENT A

LSNA TREASURER'S REPORT

March 1 – March 31, 2016

TD Bank Checking Balance as of February 29th, 2016	\$ 39,027.27
<u>Cash & Check Receipts</u>	
March	
• Dues and Contributions	\$
• PayPal Transfer	\$ 200.00
<u>Total Receipts</u>	\$ 200.00
<u>Payments</u>	
March	
• Jen Hallgren (Holiday party poster & printing)	\$ 38.88
• Michael Shannon (Phila Public School GC Website)	\$ 150.00
<u>Total Payments</u>	\$ 188.88
TD Bank Balance as of March 31 st , 2016	\$ 39,038.39
Additional funds still in PayPal as of March 31 st , 2016	\$ 19.21
TOTAL BALANCE as of March 31st, 2016	\$ 39,057.60

(Balance TD Bank on March 31st, 2015: \$37,123.27)

LSNA MEMBERSHIP COMMITTEE REPORT

April 12, 2016 Board Meeting

FY15-16 Members – 305

Residential – 284 (222 Renewals; 62 NEW) 5 not renewed

Commercial – 21 (13 Renewals; 5 NEW)

- 12 Bldg./Condo Associations (10 Renewal; - 2 NEW) 2 due for Renewal
- 9 Businesses or Institutes (6 Renewals; 3 NEW) 10 due for Renewal

FY15-16 Membership Income – Total \$11,810

Residential – \$8,350

Commercial – \$3,450

- Bldg./Condo Associations - \$2,550
- Businesses or Institutions - \$900

Submitted by Pat Toy

Chair, Membership Committee

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

PLANNING & DESIGN COMMITTEE REPORT

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April 6th, 2016 / 420 North 20th Street (new MANNA office).

Discussion Summary:

1. 1823 Callowhill Street

This project from Orens Brothers was previously presented to LSNA in early 2015, and LSNA's Zoning Committee is currently in the process of developing / negotiating a Neighborhood Development Agreement with Orens. The PDC remains concerned with

various design-related issues in the project, including material selection at the base, material color on the upper floors, and expression of the building cornice. LSNA will request an updated design presentation from Orens and schedule a meeting with them and their attorney(s) to discuss.

2. 1839 Callowhill Street

This project proposes to build a new, one story commercial / retail building with 100% lot coverage, triggering a refusal from L&I. The committee is concerned by the project's lack of full presentation normally required for RCO presentation applicants but more specifically the proposed full lot coverage. Given Shamokin Street's narrow width and more frequent use with the imminent development of the adjacent lot for the Orens Bros. project, the group expressed concern about how this development would handle loading, trash, traffic, turnarounds, etc. Therefore, the PDC opposes the proposed full lot coverage but recommends as an alternative a multi-story development, allowing for mixed uses and a rear yard setback to accommodate loading and business-related service traffic.

3. 142 North Broad Street

This project was previously presented to LSNA with refusals for parking spaces provided and excessive FAR, as well as an electronic sign. The PDC objected to the sign at the time, and the re-submitted project has deleted it. However, the project also seems to have removed a loading dock which was to serve as an amenity for the adjacent PAFA building. The committee would like to know if the dock could be restored, with a new opening in the south party wall to facilitate shared use. The group has no other objections to the project.

4. 139-159 North 23rd Street / "The Foundry"

This project proposing (26) single family townhouses previously had a near neighbors' meeting, during which the project was mostly well received, with the exception of full fifth floors – above the 38'-0" height limit – being represented as "pilot houses." Neighbors objected to the apparent bulkiness of the development as well as lost sight lines between the buildings above the fourth floor. The committee agreed that the project would be better without fully built-out fifth floors but also would like to see a better developed / integrated design for the retention basin as a landscape element / feature, clarification of how HVAC equipment will be screened, clarification of how privacy / security screening between adjacent unit decks will be addressed, and a commitment to more street trees. Otherwise, the committee has no objections to the project. The project has not received L&I refusals yet, and so the applicant will not be presenting to LSNA until a later date.

5. Next PDC Meeting

The next PDC meeting will be Wed. May 4th in the Tivoli's community room.

Respectfully Submitted,
Sven Schroeter

ZONING COMMITTEE REPORT

1. 210 North 21st Street (Old Please Touch Museum) - A near neighbor meeting for south side neighbors was held on April 6, 2016. A near neighbor meeting for north side neighbors is scheduled for April 21, 2016. NDA from the developer is needed to finalize this project.
2. 119 N. 21st Street - A draft NDA has been developed. Revisions have been made and are currently being reviewed and revised by the developer.
3. The Granary - Sam Little, Ed Panek and Jim Fennel are setting up a meeting with Pearl Properties regarding on-going issues with the original Granary building and the new Granary complex. The meeting is expected to occur toward the end of April.
4. 20th & Arch Streets (Avis Site) - Avis has ceased operations at this site. Parkway Corporation is planning to sell the lot.
5. 23rd Street (Between Cherry & Race Streets) - U.S. Construction has an agreement to purchase site. Townhomes are planned. A near neighbor meeting was held March 29, 2016 at 7:00 pm at The Franklin Institute. An RCO presentation is expected to take place on May 10, 2016.
6. 60 N. 23rd Street - LSNA awaiting plans from Philadelphia Management Company.
7. 1845 Callowhill Street - RCO presentation is scheduled for April 12, 2016.
8. 142 N. Broad Street - RCO presentation is scheduled for April 12, 2016.
9. MANNA (420 N. 20th Street)- A near neighbor meeting was held on April 6, 2016 to discuss issues such as operations, loading zones and signage. Further discussions to be held.
10. Novare: 1560-1598 Vine Street. Attorney representing Novare has contacted LSNA regarding a potential project. More details to come.

HEALTH & SAFETY COMMITTEE REPORT

March 16, 2016

Schuylkill River Trail Watch

Councilman Kenyatta Johnson and staff are in the process of organizing a Schuylkill River Trail Watch along with a website and official Trail Watch paraphernalia. This is in response to concerns over recent crime incidents against pedestrians using the trail.

9th Police District

The number of thefts from autos rose in March. Any visible items, including, but not limited to, phones, laptops, bags, encourage these break-ins. Please be mindful of this when parking on the street.

Next H & S Meeting

Our next meeting will be May 4, 2016 at 7pm in the wi-fi room at Park Towne –North building.

Respectfully Submitted,
Eilene Frierson and Colleen Walsh
Co-Chairs

COMMUNICATIONS COMMITTEE REPORT

The Communication Committee plans to distribute the Newsletter at the Board Meeting on Tuesday and will use the services of the block captains to distribute to members not in attendance.

NOMINATIONS COMMITTEE REPORT

LSNA Board application forms have been posted on the LSNA website with notifications blasted to membership on April 4. **Applications are due by April 21** to dsearles@saylorgregg.com (or c/o David Searles at 119 N. Lambert Street, Philadelphia, PA 19103).

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