



I. Call to order and introductions

The regularly scheduled meeting of the Logan Square Neighborhood Association was held in the First Floor Meeting Room of the Atria Center City, located at 150 North 20th Street, Philadelphia, PA 19103 on Tuesday, April 8, 2014.

The meeting was called to order by President David Searles at 7:05 p.m.

President Searles welcomed all in attendance and the Secretary after taking roll, reported that a quorum was present.

Present: David Searles (President), Dennis Boylan (Secretary), Bill Armstead, Gillian (Jill) Bazelon, Wendy Blume, Jennifer Hallgren, Mike Hoffberg / Sharon Hoffberg, Sheryl Johnson, Drew Murray, Sandra Owens, Ed Panek, Fran Pollock, Gayle Ruggeri, Joe Sirbak II / Marisa Piccarreto, Dan Solis-Cohen / Anita Solis-Cohen, Tully Speaker, Pat Toy / Andy Toy, Donald Weinberg / Nancy Weinberg, Sam Little (ex President, ex officio), Michael Volpe (ex President, ex officio), Matthew Cohen (Rivers Edge Condominium), Jim Fennell (The Tivoli), Sven Schroeter (2200 Arch), Linda Wong (158 N. 23rd St.).

Not Present: John Barrett (Vice President), Sonia Lee (Treasurer), Rosie Adams, Alexander Barth, Jovida Hill, Valerie Lagauskas, Jim McGrath, Robert Sutton, Lori Westler, Pam Doggett (The Phoenix), Eilene Frierson (Park Towne Place), Robert Funk (2201 Condominium), Brian Robbins (Penn Center), Jennifer MckRobinson (The Watermark), Jim Ruddick (City View South), Ruth Rump (The Sterling), Mort Silverman (Kennedy House), Amy Sutter (City View North).

Secretary's Report: The minutes for the regularly scheduled March 2014 meeting were submitted for approval.

Motion to approve the March 2014 minutes. Seconded. Approved.

Treasurer's Report: Treasurer Lee was not able to attend this meeting. The Treasurer's Report will be provided at the next regularly scheduled LSNA monthly meeting in May 2014.

II. Announcements

- A) Committee Budgets are due for the coming year, please submit budgets to either President Searles or Treasurer Lee.
- B) LSNA Officer and Board Nominations are due by April 18, 2014. Please complete the survey. This is the last regularly scheduled meeting before the nominations are due.
- C) LSNA Annual General Membership at Large meeting will be held on June 10, 2014 at 7:00 p.m at the Four Seasons Hotel, One Logan Square, Philadelphia, PA 19130-6933. There will be an election of LSNA Officers and Directors at this meeting. City Council President Darrell L. Clarke will attend. There will be a presentation by the Parkway Council on the "State of the Benjamin Franklin Parkway."
- D) Park Towne Place cabanas are available for the coming summer season.
- E) there will be a sale of flowers on Easter Sunday at sister Cities Park from 10-4 p.m.

III. Committee Reports

- A) Bylaws Committee. Ed Panek, Chair. No report
- B) Membership Committee. Jennifer Hallgren and Pat Toy, Co-Chairs. The Committee will attend the "Love Your Park" event at Baldwin Park on Saturday, May 17 from 12-3 p.m.
- C) Nominations Committee. Andy Toy Chair. (See Announcement IIB and IIC above).
- D) Health and Safety Committee. John Barrett, Co-Chair. No report. A schedule of Parkway Events is available on the LSNA website.
- E) Planning and Design Committee. Sven Schroeter, Chair. Minutes for the Comcast Tower meeting have been distributed and the Committee will forward concerns to the City Planning Commission.
- F) Education Committee. Drew Murray, Co-Chair. No Report.
- G) Communications Committee. Jim Ruddick, Co-Chair. Next edition of the LSNA newsletter needs material submissions by April 24, 2014. there has been a recent uptick in email inquires regarding LSNA Membership.
- H) Events and Activities Committee. No Report.

IV. Presentations

- A) Curtis Blessing, Deputy Director of Community Affairs for the City of Philadelphia spoke about the City Controller's Office has a hotline to report abuse (215) 686-8888, that the Controller's Office audits are available online and that he would be making more regular appearances at LSNA meetings to get a sense of what what taking place int he neighborhood.
- B) 1801Vine Street (Family Court) development presentation. R. Donahue Peebles, Chairman and CEO of the Peebles Corporation, noted that his firm had 30 years of development experience in New York, Philadelphia, Washington, D.C. and Miami and that he looked forward to working with the neighborhood on this project. The presentation was on the planned new use of the Family Court Buidling, now that the Peebles Corporation has been selected as the developer of this site. Their vision: the adaptive re-use of the Family Court Building into a Luxury 4 Star Hotel with "199 keys." The development will utilize the existing building envelope, providing a restaurant, spa and meeting space. This project is expected to be delivered in 2016, be LEED Silver Certified and will integrate the Plaza in front of the building. The hotel and restaurant operator will be Kimpton Hotels & Restaurants, the architectural firm will be Gensler, the general contractor will be McKissack & McKissack and the co-developer will be P&A Associates. Questions: Q: What about the homeless feeding that now takes place in the Plaza before this site? A: Will look into this, the city has told Peebles that the use of this site for feeding will be ended. Q: How long will the project take? A: 14 months. Q: Will you enter into a Neighborhood Development agreement (NDA) with LSNA, regardless of whether any variances are needed? A: Will speak to LSNA on details regarding parking, landscaping, lighting and construction. Q: Parking? A: there will be valet parking, using the lot behind the Free Library, there may also bee a need to use the side ramps to the building for loading.
- C) 1528 Cherry Street, RCO Presentation. This project was first presented to LSNA last July and has subsequently been gone before the City Planning Commission. The proposal is for a mixed-use 17 story building with penthouse and requires a variance for an increase in its "bulk." The current proposal reduces the building from 19 to 17 stories with the roof decking moved to the property line. There is no setback. A variance is also needed for the 9 parking spaces necessary to support the 33 residences. The developer has entered into an arrangement with the Parking Authority underground garage (beneath JFK Plaza) to provide a lease for the 9 parking spaces. The developer is willing to enter into a NDA with LSNA.

V. Zoning Committee Report

- A) Ed Panek, Chair. (See Attachment A: Zoning Report). There was one motion regarding 1528 Cherry Street development:

To grant a letter of non-opposition, contingent on the signing of a neighborhood development agreement, including the input of Pat McFee and other near neighbors for this project. Seconded. Approved.

VI. Old Business - There was no old business.

VII. New Business

- A) Winter Street Dog Park. Don Weinberg brought up the subject of the proposed green space aka "the dog park" to be constructed along Winter Street by the Franklin institute. There are important issues the LSNA committee appointed for this project need to address: water, fencing, surface treatment and waste removal. For reference Mr. Weinberg suggested the guidelines found on the SPCA website for dog parks should be reviewed, especially regarding the average cost (\$5-10,000/year) for site maintenance of such parks. Mr. Weinberg also noted that the near neighbors had not been consulted about this proposal, in particular about possible noise (barking) and waste (aroma). Mr. Weinberg expressed concern that LSNA would become responsible for staffing, funding and maintaining this proposed site and asked for a motion to direct an inquiry into these issues. President Searles responded that LSNA had previously moved to direct this committee to investigate this proposal and its associated costs. Sam Little, accepted Mr. Weinberg's suggestions on behalf of the committee.
- B) President Searles appointed Ed Novak as the chair of the 2014 LSNA Block Party Committee.

There being no further business, a motion to adjourn was proposed, seconded and approved.
Meeting concluded at 8:45 p.m.

ATTACHMENT A (Zoning Report)



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Zoning Committee Report for April 8, 2014

1. **Museum Towers II** - The ZBA unanimously approved all variances requested by the developer on March 26, 2014. LSNA has a signed Neighborhood Development Agreement (NDA) for this project which will be recorded. Some near neighbors are in negotiations with the developer regarding a possible supplemental agreement.
2. **2. 1900 and 1924 Arch Street** - The Kennedy House and LSNA have reached an agreement in principal with the developer regarding (a) amendments to the NDAs with the Kennedy House and LSNA, which the developer previously recorded and (b) the construction of a related building at 1924 Arch Street which will also be covered by a NDA. The Board of Directors of the Kennedy House will meet April 9 to discuss ratifying these matters. I will attend for LSNA.
3. **New Comcast Building at 1800 - 1900 Arch** - There was a RCO presentation of this project on March 20 at the Moore School of Art. CDR is scheduled for April 9. The developer has agreed to enter into a NDA with LSNA and we have a draft of this.
4. **Edgewater I and Edgewater II** - Both properties have been sold to JP Morgan. LSNA has recorded NDAs with respect to both properties which are binding on the new purchaser. I have spoken to local counsel for J.P. Morgan, who agrees they will need to comply with these NDAs.
5. **1528 Cherry Street** - The developer, through counsel, will be presenting to us tonight. This project was previously presented to LSNA for information only. There were no objections expressed. The near neighbors are satisfied and the developer will enter into a NDA with LSNA, which is in the process of being drafted. ZBA review is scheduled for April 23.
6. **River Walk at 23rd & Arch** - The developer will meet with the committee of near neighbors on April 22 to bring them up to date with respect to refinements in their plans for this project. They would like to be in a position to make a RCO presentation to LSNA as early as our May Board meeting. They have agreed to enter into a NDA with LSNA.
7. **Parke Towne** - The developer has voluntarily continued its appearance before the ZBA to April 30. They have agreed to a NDA with LSNA and we will be drafting that agreement.
8. **1823 - 1825 West Callowhill Street** - This property was previously used as the Children's Crisis Intervention Center which has now relocated its operations elsewhere. Public Property has issued a RFP and has received four proposals. Out of respect for LSNA and before Public Property made its selection, Council President Clarke requested our input. On April 2, David Searles, Jovida Hill, Lori Weschler, Jim Fennell and I met with Council President Clarke's staff. We have no control or input with respect to who Public Property selects but our focus was to ascertain whether any of the four proposals is inconsistent with our neighborhood plan. As it turned out, none of them is inconsistent with our neighborhood plan. The leading bidder appears to be a developer we have worked well with in the past and which proposes a mixed use residential/commercial use of the property.