



## **I. Call to Order and Introductions**

The regularly scheduled monthly meeting of the Logan Square Neighborhood Association was held December 9, 2014, in the 5th floor conference center of the Franklin Institute, 222 North 20th street, Philadelphia, PA 19103.

The meeting was called to order by President David Searles at 7:00 p.m.

Present: David Searles (President), John Barrett (Vice President), Dennis Boylan (Secretary), Bill / Lynn Armstead, Wendy Blume, David Cardy, Arron Goldblatt / Laura Foster, Jovida Hill, Mike Hoffberg, Drew Murray, Sandra Owens, Ed Panek, Gayle Ruggieri, Joe Sirbak / Marissa Piccarreto, Tully Speaker, Andy / Pat Toy, Donald / Nancy Weinberg, Donna Ferrari, Sam Little, Michael Volpe (ex Presidents, ex officio), Association representatives: Matthew Cohen (Rivers Edge), Jim Fennell (Tivoli), Sven Schroeter (22 Arch), Sean Kardon (The Arches) Jim Ruddick (City View South), Linda Wong (Riverside Presbyterian Apartments).

Not Present: Sheryl L. Johnson (Treasurer), Jill Bazelon, Helene Furjian / Jeremy Lehman, Jennifer Hallgren, Kristen Hayduk, Robert Hazlett, Valerie Laugauskus, Monique Manners, Jim McGrath, Francine Pollock, Daniel / Anita Solis-Cohen, Pam Doggett (The Phoenix), Eileen Frierson (Park Towne Place), Robert Funk (2201 Condominiums), Jennifer McK Robinson (Watermark), Brian Robbins (Penn Center House), Ruth Rump (The Sterling), Mort Silverman (Kennedy House), Amy Sutter (City View South).

President Searles welcomed all in attendance to this monthly meeting of the association and the Secretary reported that a quorum was present. President Searles thanked the Franklin Institute for the use of the space for the meeting.

Secretary's Report: The minutes for the LSNA regularly scheduled monthly meeting held on November 11, 2014, were submitted for approval.

*Motion to approve the November 2014 LSNA Meeting minutes. Seconded. Approved.*

Treasurer's Report: It was reported that the LSNA balance for December 9, 2014, was \$36,094.29. (See Attachment A)

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

## II. Announcements

- a) President Searles introduced Powell Jahn from Architeqt Salon North. Mr. Jahn noted the warm welcome he and Architeqt had received from the neighborhood.
- b) There will be a LOVE Park redesign meeting held tomorrow evening, December 10 at the main branch of the Free Library of Philadelphia.
- c) There is a group raising funds for the 22nd Street Memorial Park. This effort is seeking \$750,000 in funding, with the plan to be designed in conjunction with the Pennsylvania Horticultural Association. So far, 30% of the needed funds have been raise and it was requested that the two nearby neighborhood associations (CCRA & LSNA) also make a donation. There was ten a motion from the floor proposing that LSNA donate \$1,000 toward this effort.

*Motion that LSNA contribute \$1,000.00 to the 22nd Street Memorial. Seconded.*

*Approved.*

- d) The gift shop of the Barnes Foundation is offering a 20% discount on items purchased for the holidays to LSNA members.
- e) 2014 Holiday Party. The 2014 LSNA Holiday Party will be held on Sunday, December 14th from 4-7 p.m. at the Conservation Studio for Art, 1818 Callowhill Street, Philadelphia, PA. Ed Dougherty is organizing this event.

## III. Committee Reports

- a) Bylaws Committee. Ed Panek, chair. No report.
- b) Membership Committee. Jen Hallgren and Pat Toy, co-chairs. The Association's membership stands at: 247 residential member, this is an increase of 10 new members. Pat Toy noted that there will still some Board members who had not paid their 2014-15 dues and that the membership committee note that four residential buildings need representations. (See Attachment B.)
- c) Nominations Committee. Andy Toy, chair. No report.
- d) Finance Committee, Sheryl Johnson, chair. No report
- e) Health & Safety Committee. John Barrett and Eileen Frierson, co-chairs. The committee is working with the Archdiocese of Philadelphia regarding the Pope's visit scheduled for September of 2015.
- f) Planning & Design Committee. Sven Schroeter, chair. No
- g) Education Committee. Drew Murray, chair. The Franklin Institute will hose the 2015 School Fair .
- h) Communications Committee. Joe McDermott, co-chair. The next newsletter is scheduled to be published in February 2015. The LSNA Facebook page still needs more "likes."
- i) Events Committee, Marissa Piccarreto, chair. No report.
- j) Beautification Committee. Christmas Tree Recycling will take place on January 11, 2015 in the Boy Scouts Parking lot for 9:30 a.m. until 5:30 p.m.
- k) Zoning Committee. Ed Panek, chair. (See VI. Zoning Report and Attachment C )

#### **IV. Presentations**

- a) Mark Focht, Executive Director of the Fairmount Parks & Recreation Department, presented *Envisioning the Future of Coxe Park*. He provided a brief history of the design and equipment used in Coxe Park, noting that at present, the playground's equipment and associated materials are not in compliance with code, resulting in the inability of the City to provide adequate maintenance and repairs. Mr. Focht presented a plan for a limited design competition, working in conjunction with representatives of the near neighbors, LSNA and the Friends of Coxe Park. Mr. Focht met with 7 near neighbors last week outlining the competition, and has included their input in the DRAFT for the competition now being presented (See Attachment D). The timeline for this project: the new design concept will be presented in April 2015 and the winner announced in May 2015. The Friends of Coxe Park is donating \$4,000 toward this effort. Mr. Focht noted that he would be the final arbiter of the design decision making regarding the improvements to Coxe Park.

#### **VI. Zoning Report**

- a) Ed Panek, Chair, provided additional remarks (below).
- b) 23rd & Cherry Street - The developer recently notified me that they want to move forward with this project. While they would prefer to build a 26 story tower along 23rd Street with 15,000 square feet of green space to the east of it, they are prepared to go forward in the alternative with what they believe they can build as of right. They believe they can build up to 125 feet as of right (because of the 125 foot overlay) even though the area is zoned for no more than 38 feet. This will be the subject of a presentation by me tonight and probably additional discussion with the near neighbors committee thereafter.
- c) 23rd & Arch Street/Schuylkill River Project - The earliest this matter will be presented to LSNA again will be January of 2015.
- d) Old Pease Touch Museum - I was just informed today that this site has been bought by Toll Brothers which would like to build 5 stories of condos there. I have advised them that they will need to meet with me and the near neighbors as soon as possible. They will provide preliminary details as soon as possible. They have agreed not to apply to L&I until we have had an opportunity to meet and discuss.
- e) 2100 Hamilton Street - As reported in my last report on 11/5/14, the Art Commission unanimously rejected the developer's proposal and they withdrew it. We have not heard anything since.
- f) 1919 Market Street - The escrow provision has now been executed. The Neighborhood Development Agreement (NDA) has been recorded and construction is well underway.
- g) New Family Court Building on 15th Street - It opened on November 17. The Cherry Street Coalition met with representatives of the Family Court earlier this month and all details are

being worked out to our satisfaction. We will have additional meetings to finalize these matters.

- h) 1528 Cherry Street - The developer was present for the Family Court meeting described above and will work to coordinate the construction of his project with other work in the area. They anticipate starting construction in the early spring. They have agreed to change their windows to face west towards the Parkway. We have a draft of a NDA with them which will be completed shortly.
- i) 1823 Callowhill Street - No further information since their presentation to us two Board meeting ago.
- j) Broad & Callowhill - Developer still needs additional permits from the City to begin construction. We previously gave them a letter of non opposition and they agreed to enter in an NDA with us which we are drafting.
- k) Casino - The second license for a casino in Philadelphia was awarded to Live in South Philadelphia.
- l) Squilla's Proposed Ordinance - Sam Little and I along with various members of the Crosstown Coalition met with Councilman Squilla and representatives of councilmen Clarke and Johnson and made significant progress on revising this proposed ordinance.
- m) Dilworth Plaza - Opened and almost completed.
- n) Love Park - Reconstruction work and plans to be discussed tomorrow night at the Free Library at 5:30 pm.
- o) The Granary - We still need to resolve issues on this project.
- p) Near Neighbors Meetings still to be scheduled - 2124 Race Street and now also the old Please Touch Museum.
- q) Continuing Work On Neighborhood Development Agreements - These include Park Towne; Comcast Tower II; 1528 Cherry Street; Callowhill Street 15th to 13th; Vine Street 16th to 18th; and the Old Family Court Building.
- r) Executed NDS Recordation - The NDA for Whole Foods/Rodin Square has been recorded. The NDA for Museum Towers II has been executed but still needs to be recorded.

## **V. New Business**

- a) *A Questions for Candidates seeking election to City Office in 2015* document is being prepared. Andy Toy and Ed Panek will provide a time and place for those who are interested in working on this document in the upcoming weeks.

There being no further business, there was a motion to adjourn. Meeting ended at 9:04 p.m.

**ATTACHMENT A**

Treasurer's Report  
November 10 to December 9, 2014

Balance as of November 10, 2014                      \$36,082.69

Cash Receipts

|                                      |                    |
|--------------------------------------|--------------------|
| Dues                                 | 600.00*            |
| Sponsor Check (Benjamin Cobrin & Co) | 100.00             |
| <b>TOTAL</b>                         | <b>\$36,782.69</b> |

Expenses:\*\*

|   |               |
|---|---------------|
| Mail Box Rental Fee                               | 421.20        |
| Meeting Franklin Institute/<br>Frog -Refreshments | 267.20        |
| <b>Total</b>                                      | <b>688.40</b> |

Balance as of December 9, 2014                      \$36,094.29

\*Pay Pal Account has not been accessed.

\*\* Check issued to block party clown stopped and reissued. \$30.00 stop payment fee deducted from Clown's reissued check. Check reissued in the amount of \$270.

**ATTACHMENT B**

LSNA Membership Report  
December 9, 2014

**FY14-15 Membership to Date**

Residential – 247 (221 Renewals; 26 NEW) (8 added since last report)

Commercial – 28 (24 Renewals; 4 NEW) (2 added since last report)

- 10 Building/Condo Associations (2 NEW)
- 18 Businesses or Institutes (15 Renewals; 3 NEW)

**Membership Income to Date**

Residential - \$8,495 (\$285 since last report)

Commercial - \$6,085 (\$350 since last report)

- Building/Condo Associations - \$2,600
- Businesses or Institutions - \$3,485

Submitted by Pat Toy and Jen Hallgren  
Co-Chairs, Membership Committee

Philadelphia Parks & Recreation  
Friends of Coxe Park  
**Coxe Park Limited Design Competition**  
*DRAFT - December 2014*

**Background** – For several years Philadelphia Parks & Recreation (PPR) has been discussing the condition and future of Coxe Park, located at 2132-2134 Cherry Street in the Logan Square neighborhood, with the Friends of Coxe Park, Logan Square Neighborhood Association, interested neighbors and citizens. Coxe Park was designed by Philadelphia architect Norman N. Rice (1903-1985) and completed in 1974. Rice was a noted modernist architect who designed several Philadelphia parks and playgrounds. Coxe Park is believed to be the last remaining Rice-designed park which retains its original design integrity.

Coxe Park is today, however, not compliant with current safety and accessibility regulations. The park's various levels and steps prevent ADA access. The play equipment – although maintained by PPR in working and safe conditions – will be beyond its useful life in several years. The safety surface underneath the play equipment (installed in 1992) is deteriorating and does not meet current standards. It is important to note that in early 2014 the City, with financial support of the Friends, sought proposals from contractors to replace the park's safety surface. No contractor would submit proposals as the dimensions of the current 'fall zones' do not meet Federal standards.

In an effort to be pro-active, the City and Friends of Coxe Park are jointly sponsoring a limited competition to envision a future design for the park. There is no funding currently available to renovate the park, but the City and Friends believe that it is prudent at this time to envision, with appropriate public input, what Coxe Park may look like in the future.

To that end, the following program, schedule and process have been developed.

**Program** – Design of a revitalized Coxe Park should:

- Establish a respectful relationship between the park and immediate neighbors.
- Maintain the current park boundaries.
- Achieve a balance of active and passive / green spaces.
- Minimize interaction of active use and adjacent residences.
- Be usable and enjoyable by all ages.
- Consider non-traditional approaches to play.
- Be accessible, meeting all local, state and Federal codes.
- Incorporate the existing statue of Ben Franklin (not necessarily in its current location).
- Understand Coxe Park's role in Philadelphia's urban renewal and playground movements.
- Provide appropriate lighting and sightlines to ensure a safe public space.

**ATTACHMENT C (cont'd)**

- Include lighting which is non-intrusive to adjacent properties.
- Provide shade and a variety of plantings.
- Provide a variety of seating, balanced between active and passive areas.
- Address the conditions of the public right-of-way paving to the north, south and west of the park.
- Provide separation / delineation between the park and the adjacent sidewalks on the north and south edges.
- If possible, maintain the existing trees to the west of the park.
- Maintain all public easements and rights-of-way.
- Not contain an interactive water element.
- Not attach any elements to adjacent party walls.
- Manage stormwater.
- Insure no water infiltration into adjacent properties.
- Use approved play equipment and safety surface material(s).
- Consider short and long-term maintenance.

**Schedule**

**December 2014** – Presentation of limited design competition concept and draft program at the Logan Square Neighborhood Association (LSNA) monthly meeting. Receive feedback.

**Dec 2014 – Jan 2015** – Refine program based on input and identify three design firms to participate in the limited competition.

**Feb – March 2015** – Engage design firms.

**April 2015** – Present each firm's design concepts (3 total) at LSNA monthly meeting. Receive feedback.

**May 9-16, 2015** – Announce final design as part of LOVE Your Park Week.

**Process** – A committee comprised of representatives of Philadelphia Parks & Recreation, Philadelphia Department of Public Property, Friends of Coxe Park, Logan Square Neighborhood Association and near neighbors will invite three Philadelphia-based design firms to participate in the limited competition. Each firm will received a four thousand dollar (\$4,000) stipend provided by the Friends of Coxe Park.

The winner of the limited competition will be selected by a committee comprised of the same individuals after receiving public input and comment at the LSNA April meeting.

