



I. Call to Order and Introductions

The regularly scheduled monthly meeting of the Logan Square Neighborhood Association was held February 14, 2017, at the Pennsylvania Horticultural Society, 100 N. 20th Street, 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), Zac Arbitman, David Cardy, Edward Dougherty, Laura Foster/Aaron Goldblatt, Michael Hoffberg, Rich Leimbach, Hassam Mirsaedi, Gayle Ruggeri, Joe Sirbak, Anita & Dan Solis-Cohen, Tully Speaker, Pat Toy, Nancy & Don Weinberg, Linda Wong and David Searles (Ex Officio), Michael Volpe, Jim Fennell (Tivoli), Sheryl Johnson (City View North), Sven Schroeter (2200 Arch), Donna Ferrari (Beechwood Commons), Jim Ruddick (City View South), Matt Cohen (River's Edge), Sean Kardon (The Arches).

Not Present: Bill & Lynn Armstead, Wendy Blume, Brett Goldman, Barbara Krassenstein, Manish Pathak / Shree Madhavi, Francine Pollock, Edward Novack, Edward Panek, Robert Sutton, Max Tuttleman, Robert Funk (2201 Condominium), Rich DiNublia (Murano), Jennifer Robinson (Watermark), 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 Pennsylvania Horticultural Society ("PHS") for their generous hospitality and use of the facility.

Secretary's Report: The minutes for the LSNA Meetings held on January 10, 2017, were submitted for approval.

*Motion to approve the January 2017 LSNA Monthly Meeting minutes.
Seconded. Approved*

II. Announcements

- a) The PHS Flower Show will be held on March 11-19, 2017; those interested in volunteering for the show should contact Dan Solis-Cohen.

- b) Neighborhood Clean Up will be held March 10, 2017. Hassam Mirsaeeedi, chair.
- c) Monday is President's Day, trash pick up will be one day late.
- d) The LSNA Nominations Chair is David Searles. Who announced that nominations for next years LSNA Board are being accepted, with a cut off date of April 28, 2017 for candidates to submit their names.
- e) LSNA photos by Jim Fennell were shown.

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

IV. Presentations & RCO Presentations

1. RCO Presentation: 2005 Market Street special exemption request for the 18th floor roof deck for Pond Lehocky. ZBA could not find the original permit when this deck was constructed and now request that a special exemption be applied for to recognize the existing deck and enable the tenant refurbish it (new wood decking and partition railing) to include a handicap access ramp.
2. Ordinance Request: 1800 Arch Street for the placement of two sidewalk cafe/newsstands on each of the corners of 1800 and 1900 Arch outside the Comcast Innovation Center. The cafe/newsstands will sell periodicals, coffee and baked goods. Permission is sought for their placement in the public right of way (the sidewalk corners), both kiosks have been designed by the architect (Norman Foster) for the Comcast Innovation Center. The goal is to enliven the streetscape along Arch Street to compliment the buildings ground floor restaurant (Four Seasons). The kiosks (16'x7'6" each) will be operated by Liberty Property Trust; no food will be prepared (cooked) onsite; they will be under security watch by the building; the short side of the kiosks will have stick wrap advertising attached and LED panels (whose advertising revenue will be shared with the City of Philadelphia) and a 9' pedestrian right of way will be maintained. This ordinance request is solely for this site, it will enable the property owner to maintain the quality of services offered. Renderings and plans were shown.
3. Information presentation: 1600 Callowhill. Tom Witt, counsel for Ivy Realty presented. Plan is to convert the exiting building into an 100 unit apartment house with ground floor retail.

Building is on the historic register, with developer using historic tax credits to finance. BLT Architects are the architects for this project. Developer is asking for a change from CMX 4 to CMX 5 so that an additional one story can be added, which would exceed the current density limitation. The additional one story would mostly be concealed by the buildings existing rooftop. The developer is hoping to get an ordinance passed which would allow this. Plans, elevations and aerial photos were shown. Developer will continue to refine the project and will return with a formal request.

4. Ordinance change request: "Riverwalk" (23rd & Arch /Cherry Streets) to be developed by PMC Property Group with Gensler architects. Request for an extension of the previously approved "sunset clause" so that this developer can commence work on this site. Plans shown were a refinement to the November 2016 LSNA presentation and the developer is asking for a letter of Non-Opposition to the clause extension pending the signing of a Neighborhood Development Agreement("NDA"). Plans, elevations, massing studies, traffic, landscaping, material samples and renderings were shown. An Q & A was conducted following the presentation.

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

Joe Sirbak (Co-Chair) asked for discussion and motions on the following:

- a) 2005 Market Street special exemption request.

Motion: to write a letter of Non-Opposition to the 2005 Market Street special exemption request as presented. Seconded. Approved

- b) Ordinance request: 1800 Arch Street, Comcast innovation center kiosks, Liberty Property Trust.

Motion: to write a letter of Non-Opposition to this request with an amendment that the LED signage as presented be eliminated. Seconded. Approved.

- c) Ordinance "Sunset Clause" change request: Riverwalk, PMC Property Group.

Motion: to write a letter of Non-Opposition to the ordinance extension/change request with the contingency that a Neighborhood Development Agreement be executed within six months and prior to any final vote of the ordinance extension in City Council. Seconded. Approved.

VI. Old Business

- a) The *Parks on Tap* program held last summer gave LSNA \$1,570.00 for Aviator Park improvements. To date \$800.00 has been spent for center arm rails on the benches. Now that Friends of Aviator Park are up and functioning, President Murray proposed that the remaining funds be transferred from LSNA to the Friends of Aviator Park to continue the improvements.

Motion to transfer \$770.00 to the Friends of Aviator Park. Seconded. Approved.

VIII. New Business

The Good Shephard Mediation Program introduced themselves to the neighborhood, they have moved into their new offices at 2005 Hamilton Street.

Meeting adjourned at 9:38 pm

CONSENT AGENDA

Treasurer's Report (A Toy)

January 1 – January 30, 2017

TD Bank Checking Balance as of December 31st, 2016 \$ 53,134.14

Cash & Check Receipts
January

- Dues and Contributions \$ 325.88
- Deposit \$ 25,000.00
- PayPal Transfer \$ 400.00

Total Receipts \$ 25,725.88

Payments
January

- Sandra Owens (Refreshments for Holiday Party) \$ 265.51
- Jen Hallgren (Printing for Holiday Party) \$ 106.90
- Alyssa Levy-Dougherty (Dry goods for Holiday Party) \$ 124.69
- Drew Murray (Christmas Tree Recycling) \$ 178.01
- Drew Murray (Board meeting printing, 3 mtgs) \$ 117.93
- Drew Murray (SLA Field Study support) \$ 200.00

Total Payments \$ 993.04

TD Bank Balance as of January 30th, 2017 \$ 77,866.98

Additional funds still in PayPal as of January 30th, 2017 \$ 74.68

TOTAL BALANCE as of January 30th, 2017 \$ 77,941.66

(Balance TD Bank on January 30th, 2016: \$37,919.35)

LSNA MEMBERSHIP COMMITTEE REPORT

January 6, 2017 – February 10, 2017

February 14, 2017 Board Meeting

FY16-17 Members – 340

Residential – 313 (248 Renewals; 65 NEW) 43 due for renewal

Commercial – 28 (18 Renewals; 10 NEW)

- 13 Bldg./Condo Associations (10 Renewal; -3 NEW) 1 due for renewal
- 15 Businesses or Institutions (8 Renewals; 7 NEW) 7 due for renewal

FY16-17 Membership Income – Total \$14,485

Residential – \$9,100

Commercial – \$5,385

- Bldg./Condo Associations - \$2,500
- Businesses or Institutions - \$2,885

Submitted by Pat Toy

Chair, Membership Committee

FY15-16 Membership Summary

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 Summary

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 (Old Please Touch Museum) – Construction continues. Van Pelt Street is scheduled to reopen February 20, 2017.
2. 60 N. 23rd Street - Philadelphia Management Company (PMC) is presenting to the LSNA Board on February 14, 2017. PMC is requesting an extension to the ordinance which expired December 31, 2016. A near neighbor committee meeting occurred on January 25, 2017.
3. MANNA (420 N. 20th Street/2000 Hamilton Street)- MANNA presenting at the January Board meeting. The LSNA Board voted to issue a letter of non-opposition. The letter of non-opposition is contingent upon MANNA's strict compliance to the recorded NDA in regard to the signage on 20th Street.
4. The Hamilton (Radnor Property Group/Community College of Philadelphia): The CDR took place January 10, 2017. David Searles was present to represent LSNA. Meeting minutes attached.
5. 1800 Buttonwood Street (NorthxNorthwest)- NorthxNorthwest presented at the January Board meeting. The LSNA Board voted to write a letter of non-opposition. An addendum to the existing NDA has been executed by both NorthxNorthwest and LSNA.
6. 1816 Callowhill Street- The attorney for the applicant presented at the LSNA Board meeting. The Board voted to write a letter of opposition to the legalization of the structure. In addition, the Board asked that the structure be taken down since the work was done without a permit. In addition, there is concern about the structural stability of the project. Despite the lack of permit, work continued at the site. L&I was contacted and a stop work order was placed on the front door of the building.
7. 1800 Arch Street-Fran Pollock and Drew Murray met with Council President Clarke, Jeffrey Young and representatives from Liberty Property Trust and LF Driscoll to review issues that Kennedy House currently has with the on-going construction at The Comcast Technology Center. Liberty Property Trust and LF Driscoll is looking into the issues and will address them. In addition, they have agreed to clean the windows and balconies on the north side of the Kennedy House.
8. 1800 Arch Street (Street Kiosks)-Liberty Property Trust will present the February 14, 2017 Board meeting. They are seeking an ordinance to allow the kiosks.
9. 1600 Callowhill Street-A presentation will be made about an addition to this building, as well as a change of use. This is a preliminary meeting that will not require a vote.
10. 2005 Market Street-Attorneys for the applicant will present at the February, 14, 2017 Board meeting. The applicant is seeking the legalization of an outside patio. This is a RCO presentation.

PLANNING & DESIGN COMMITTEE REPORT

February 8 / Tivoli Community Rm.

Discussion Summary:

1. **1600 Callowhill**, conversion to 100+ residential with 2,500 SF of commercial on 16th street and new construction on roof for apartments set back to avoid being seen from street on the historic building. Subject to Historical Commission and Art Commission reviews, the PDC takes no exception to the proposed development.
2. **2005 Market St.; Commerce Square**, legalization of a high floor roof deck that has existed for years requiring a Special Exception to the Zoning Code therefore qualifying the project as a RCO. The PDC takes no exception to the proposed development.
3. **1800 Arch St; Comcast Technology Center**, Liberty Property proposes two high quality vending kiosks planned for Arch Street sidewalk at 18th and 19th Streets, seeking ordinance to approve

obstructions in the Right of Way. With 9'-0" clear Right of Way plus another 23" - 36" contiguous passage within the property line, the PDC takes no exceptions to the size of placement of the structures. However there are concerns regarding the proposed large scale wrap-type advertisement facing Arch Street, and the committee questions about how booths will look when closed, who will receive revenue from this public space and advertising, and who the vendors will be. Questions to these regards were submitted to LPT as follows along with their response:

- Concerns were raised regarding the size of the advertisements on the kiosks. It is the opinion of the Planning & Design Committee the advertisings as detailed in the presentation are too large take away from the attractiveness and design of the kiosks. *With the exception of the electronic video monitors (facing the building) the advertising facing the street and one short side of the kiosks are intended to be a removable vinyl graphic and consistent with what is permitted in the current newspaper stand ordinance.*
- The ordinance details a percentage of revenue that will go to the City. Has that percentage been defined? *These discussions are on-going with the City and no final determination has been made yet.*
- Who will decide which vendor(s) will operate the kiosks? *As per the draft ordinance the property owner will decide the operator.*
- How do the kiosks close and lock at night? *The intent is to have a solid metal security screen or panels. Final design will be determined in conjunction with the fabricators as we move forward in the process*

4. **23rd & Arch St.; PMC River Walk**, request for an ordinance similar to what was approved previously for this property in regards to proposed zoning changes. The ordinance is proposed to sunset in 3 to 5 years if not constructed, and it is recommended to include provisions restricting the phased development to the plans, height, and uses currently proposed. Major concerns about traffic especially on Cherry Street with respect to retail loading which may necessitate a wider street at the loading entrance and tractor trailers routed through the residential neighborhood to access the loading dock. The developer suggests linking the existing pedestrian and bike path along railroad to this development but does not include it on the site plan. The Arch street access is more of an entrance drive than an civic extension of Arch street; better pedestrian connections to the existing street and community access is encourage, perhaps culminating at a raised river over-look open to the public.

5. **Winter Street Greenway**

Since our last report (January 6th), good progress has been made.

Parks and Recreation processed a work order to hire Ground Reconsidered (Julie Bush and Brad Thornton) to conduct the work to prepare a schematic design with the funds made available by Council President Clarke.

Brad Thornton consulted with David Searles and Sarah Clark Stuart in late January to determine where the water/electrical utilities should reach on the north side of Winter Street, as requested by PennDOT's consultants (Penonni).

On February 8th, a kick off mtg was held with Stephanie Craighead (PPR), Francesco Cerrai (Pubic Property), Julie Bush & Brad Thornton (Ground Reconsidered), and Sam Little/David Searles, Drew Murray and Sarah Clark Stuart of LSNA to go over the project.

We agreed to hold a second meeting to review preliminary concepts on March 9th and to hold a community meeting on April 5th. After that meeting, Ground Reconsidered will prepare a schematic a 3-D model.

We also agreed that the LSNA team should give key stakeholders a courtesy "heads up" about progress being made and the forthcoming meeting. David/Sarah will meet with TFI, Drew will meet with PMC & The Giving Tree, Sarah will meet with tenants of Board of Ed and Sam will inform Spring Street.

6. Next PDC Meeting

The next PDC meeting will be Wed., March 1st in the Tivoli's community room.

Respectfully Submitted,
Sven Schroeter & David Searles
with thanks to Jim Fennell & Sarah Clark Stuart for their contributions

HEALTH & SAFETY COMMITTEE REPORT
February 7, 2017

9th Police District (PDAC) The St. Patrick's Day Parade will march north on Broad and then to Penn's Landing, not coming down the Parkway.

Officer Kiefer has posted signs around the area (Fairmount area to the Parkway) reminding people parking there to not leave anything in cars in an effort to curb thefts from autos.

Dog walkers warning:



This sign can be ordered from the Streets Department. Officer Kiefer suggested that residents take pictures of offenders, call 911 to report violators; if an officer is available to come out, a ticket will be issued if violator still present.

Crime Report is available on LSNA website.

Our next meeting will be held on April 4, 2017 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,
Eilene Frierson and Colleen Walsh
colleen@cwalshcpa.com
Co-Chairs

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