



I. Call to Order and Introductions

The regularly scheduled monthly meeting of the Logan Square Neighborhood Association was held February 10, 2015, in the 4th Floor Meeting room, of The Watermark at Logan Square, located at 2 Franklin Town Boulevard, Philadelphia, PA 19103.

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

Present: David Searles (President), John Barrett (Vice President), Dennis Boylan (Secretary), Sheryl L. Johnson (Treasurer), Bill / Lynn Armstead, Wendy Blume, Arron Goldblatt / Laura Foster, Kristen Hayduk, Robert Hazlett, Jovida Hill, Valerie Laugauskus, Jim McGrath, Drew Murray, Sandra Owens, Ed Panek, Daniel / Anita Solis-Cohen, Daniel / Anita Solis-Cohen, Tully Speaker, Andy / Pat Toy, Donald / Nancy Weinberg, Michael Volpe (ex Presidents, ex officio), Association representatives:), Matthew Cohen (Rivers Edge), Jim Fennell (Tivoli), Sean Kardon (The Arches), Jim Ruddick (City View South), Sven Schroeter (22 Arch), Linda Wong (Riverside Presbyterian Apartments).

Not Present: Jill Bazon, David Cardy, Helene Furjian / Jeremy Lehman, Jennifer Hallgren, Mike Hoffberg, Monique Manners, Francine Pollock, Joe Sirbak / Marissa Piccarreto, Gayle Ruggieri, 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).

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 Watermark at Logan Square for the use of the space for the meeting.

Secretary's Report: The minutes for the LSNA regularly scheduled monthly meeting held on January 13, 2015 were submitted for approval.

Motion to approve the January 2015 LSNA Meeting minutes. Seconded. Approved.

Treasurer's Report: It was reported that the LSNA balance for February 10, 2015, was \$35,639.19.

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

II. Announcements

- a) Please do not put trash out on Sunday evenings.
- b) The Volunteers who participated in the PHS flower Show, please contact Dan Solis-Cohen.
- c) LSNA member Russell Meddin noted that a LSNA neighbor, Helen Gym has declared her candidacy for an at-large City Council seat.

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: 265 residential member, this is an increase of 2 new members. (See Attachment A.)
- c) Nominations Committee. Andy Toy, chair. No report.
- d) Finance Committee, Sheryl Johnson, chair.
- e) Health & Safety Committee. John Barrett and Eileen Frierson, co-chairs. Dan Solis-Cohen noted that he is in contact with the World Meeting of Families, regarding the events to take place later this year.
- f) Planning & Design Committee. Sven Schroeter, chair. The Committee met on February 4, 2015, at the Tivoli and discussed the proposed FA Davis building mural (not proceeding at this moment), 2100 Hamilton Street, the Four Season patio construction proposal and the assembly materials to be given to developers prior to their presentations, to insure completeness and compliance with the RCO guidelines. The next meeting will be held on March 4, 2015 in theTivoli.
- g) Education Committee. Drew Murray, chair. No report.
- h) Communications Committee. Joe McDermott, co-chair. No report.
- i) Events Committee, Marissa Piccarreto, chair. No report.
- j) Beautification Committee. Drew Murray. Christmas Tree recycling program expenses were: \$250 for the recycling and \$56.25 for coffee and donuts. He requested reimbursement.

Motion to approve request for reimbursement. Seconded. Approved.

- k) Zoning Committee. Ed Panek, chair. (See VI. Zoning Report and Attachment B)

IV. Presentations

- a) Concept presentation for a Patio: One Logan Square (Four Seasons Hotel). Brent Martin from the Four Seasons Hotel introduced Mr. Hicks representing the new property ownership group Host Hotels and Resorts. The Four Seasons will close in June and reopen under new management in October, it will undergo renovation. A part of the renovation is a proposal to construct an 1,800 square foot nation (138' x 13'8") on the North side of the property on Logan Square. Mark Focht (Fairmount Park Commission), noted that this proposal is within the Fairmount Park guidelines for a commercial enterprise. The signage associated with this proposal has not been finalized. A request for variances will be presented at a later meeting.
- b) Moore College of Art will be coming to the LSNA March 2015 regularly scheduled meeting with a presentation for a minor development change to their property involving an entrance to their internal dining facility. Moore will be changing out their air handling units as well. These changes will not affect the building's external appearance but will require a variance, even though this will be interior work. President Searles asked if this proposal would necessitate a neighborhood meeting and the consensus was that it did not.
- c) 1823 Callowhill development by Orens Brothers. This is a RCO presentation. Scott Orens, introduced the project and provided a brief survey of some recent work executed by his company in Philadelphia: 10th & Arch, 4444 North 4th Street, 1000 Diamond Street (Temple University) as well as 2200 Arch Street in the LSNA neighborhood. Mr. Orens provided a number of visual images of the present site and the existing building for various viewpoints. Based on his interaction with LSNA in February, he noted the elevations for the proposed building now reflect larger windows, glass doors opening onto balconies as well as physical specimens of the proposed masonry and metal materials which will be used for its construction. Mr. Orens displayed elevations and plans for the building. He then opened the meeting up to questions from those present:

Q: Does the West Elevation have windows?

A: Yes, it does have some windows.

Q: Why not more windows on the East elevation?

A: There may be another building constructed adjacent to this side.

Q: How many apartments in the building?

A: 32 apartments, with commercial space on the first and mezzanine levels.

Q: There are trash dumpsters presently behind the Rose Tattoo on Shamokin Street, won't this block your access to parking?

A: We will ask them to move the trash dumpsters.

Q: Will the entry to the building's parking be from Shamokin Street?

A: Yes

Q: How wide is Shamokin Street?

A: 10'

Q: Can a car get down Shamokin Street?

A: Yes, the recommended width is 10' of disable area.

Q: How far is the building form the curb?

A: The building will no encroach on the present sidewalk. No refusal on the setback, however the building received 4 refusals due to the disagreement on the 125' Ben Franklin Parkway overlay zone. Orens Brother's believes they are permitted to go to the 125' height but there was disagreement by 2 at Philadelphia Licenses & Inspections regarding this. There will be parking in the rear of the building for 10 cars.

Q: It is understood that this proposal meets the code minimum for parking but what can you do to mitigate the impact of additional cars in the neighborhood?

A: There will be a loading and trash removal area in the rear (north side) of this apartment building, there is no requirement to put parking in this project. Opens Brothers has looked to solve this issue but the site is limited.

Q: Will there e be secure bicycle parking?

A: We will create bicycle parking

Q: How will parking be handled for the proposed 10 spaces?

A: First come, first served.

Q: The rear deck, will there be noise from the proposed brew pub to be located there?

A: Yes.

Q: The coed calls for 24 apartments, you're looking to build 32, yes?

A: Yes.

Q: Where is the west boundary?

A: Where Franklin Beverage is, which is staying.

Q: Will there be windows on the west side?

A: Can't put in, Franklin Beverage plans to build a 3-4 story apartment building.

Q: Could you build under ground parking?

A: Not feasible. Building will not remove any parking spaces from Callowhill Street.

Q: Are the present spaces zoned Parking Permit 6?

A: That will be determined by the Parking Authority.

Q: Would you support Parking Permit 6 along the North side of Callowhill?

A: That would be fine.

Q: Who is responsible for Shamokin Street work?

A: Orens Brothers

Q: Is the composition of the gray and blue building material set?

A: Can be discussed after meeting, Orens tried to accommodate neighbors.

Q: The Granary Building is light because of its open window plan, this proposal makes the windows look like punched openings. Your proposal will be with the neighborhood for a long time, could you open up the facade to moor glass to lighten the overall look?

A: We could open up the windows more.

Q: Are you agreeable to discuss modifications? Could we get an extension with the ZBA for this? A continuance? The near neighbors are uncomfortable with this project. Can we sit down promptly to do this?

A: My day starts a 7 tomorrow morning, we are willing to discuss color issues. Substance issues are another matter.

Q: How high is the proposed building?

A: 75'

Q: Dorothy (lawyer), you were refused for this height?

A: Correct, they (L&I) says 37'.

Q: Why should we not oppose?

A: The overlay is controlling up to 125'. From a project perspective height is not an issue, the Granary is higher. This building compliments and provides a better space plan.

Q: Can we agree on a height of 75', if we do not oppose the density of 32 units versus 24?

A: We want to be good neighbors, we should be able to agree on 10 parking spaces.

Q: Who owns the property now?

A: Michael Carp.

Q: Is it to your advantage to open the street from Callowhill to Shamokin along the East side?

A: We've considered it, but it is up to the Streets Department.

Q: Are there balconies on the front?

A: Yes.

Q: How does trash pick up work?

A: From inside the building there is a trash room, the truck pulls in and out.

Q: Are the 10 parking spaces for the residents or commercial tenants?

A: Residents.

Q: How many elevators in the building?

A: One.

Scott Orens then noted that he would be free to discuss next steps with LSNA at the conclusion of this meeting.

VI. Zoning Report

- a) Ed Panek, Chair, provided a written report (See Attachment B). Regarding the presentation for the development 1823 Callowhill Street, there was a motion to provide a letter of non-opposition for this development, provided that specific near neighbor concerns would be addressed (prior to the ZBA hearing and if not then, a request for a continuance would be made so that they could be addressed in a Neighborhood Development Agreement (NDA) with particular emphasis on the requirement to employ more glass in the building's construction and to work toward improved parking for this building.

Motion to submit a letter of non-opposition, with conditions. Seconded. Approved.

V. Old Business

- a) The LSNA Executive Committee proposed a second signatory be approved for the checking and bank card accounts so as to provide back up to the Treasurer. Proposed that this individual be the LSNA Vice-President.

Motion to approve second signature and designate LSNA Vice-President as such. Seconded. Approved.

There being no further business, there was a motion to adjourn. Meeting ended at 9:02 p.m.

ATTACHMENT A

**LSNA Membership Report
February 10, 2015 - Revised**

FY14-15 Membership to Date - Total 294

- Residential - 265 (230 Renewals; 36 NEW) (8 added since last report - 2 NEW)
- Commercial - 29 (24 Renewals; 5 NEW) (1 NEW Business added since last report
 - 10 Building/Condo Associations (8 Renewals; 2 NEW)
 - 19 Businesses or Institutes (15 Renewals; 4 NEW)

Membership Income to Date - Total \$15,680

- Residential - \$9,095 (\$330 since last report)
- Commercial - \$6,585 (\$500 since last report)
 - Building/Condo Associations - \$2,600
 - Businesses or Institutions - \$3,985

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

ATTACHMENT B

Zoning Committee Report for February 10, 2015

1. **1823 Callowhill Street** - There will be an RCO presentation by the Orens Brothers tonight. This will be preceded by an internal near neighbors meeting at the Watermark starting at 6:00 pm. Any questions we cannot answer at the near neighbors meeting can then be posed to the developers during their presentation at about 7:50 or so. A ZBA hearing is scheduled for this project on Wednesday, February 25.
2. **Old Please Touch Museum/Brewster/Toll Brothers** - Toll Brothers is interested in purchasing this property from the trust of Nathan Isen. We had a near neighbors meeting about this on January 28. It was heavily attended by residents of Spring Street and by residents of Race Street, the developer of the townhouses under construction on Race Street from Van Pelt to 21st Street and other near neighbors. Toll Brothers proposal is to demolish the building completely and to build 5 stories of condominiums (approximately 35 units) with balconies and underground parking for all units off Van Pelt Street. The proposed building would be 58 feet high with HVAC on top of that. The site is zoned 38 feet and so a variance will be required to build anything higher than that. The unanimous opinion of the near neighbors is that this proposal is totally unacceptable both because of its size and because it is very much out of character with the rest of our neighborhood. There were also serious concerns expressed about the underground parking accessed only from Van Pelt Street. Toll Brothers indicated it would revise its plans and resubmit to us. Meanwhile, no application has been made to L&I and there are no time deadlines at present.
3. **23rd & Arch Street/Schulykill River Project** - Nothing new on this project.
4. **23rd & Cherry Street** - Nothing new on this project except that we have been successful in getting L&I to correct its statement on the maximum height for this site from 125 feet to 38 feet.
5. **2100 Hamilton Street** - We are in the process of setting up a near neighbors meeting for this important project. The developer now wants to build 11 stories and has conceptual approval from the Art Commission and approval from Parks and Rec.
6. **Museum Towers II** - Construction is about to begin. I spoke to their representative who told me that our neighborhood development agreement will be recorded shortly.
7. **2001 Market Street** - The developer proposes an outdoor lounge on the 18th Floor overlooking JFK Boulevard. We had a joint RCO meeting with CCRA on this project on January 27. They require a Special Exception for this. We are basically in agreement but want to insure that there are adequate noise controls so as not to disturb residents of the Kennedy House or other near neighbors. They have agreed to enter into a near neighbors agreement with us about this. We should have a draft of this today or shortly thereafter but it appears we are in substantial agreement. There is a ZBA hearing on this matter scheduled for Tuesday, February 24 at 9:30.

ATTACHMENT B (con'd)

8. **Rodin Square Project Update:**
 - a. North Tower Crane Erection – Weather permitting the north tower crane will be erected this Saturday (2/14) and Sunday (2/15). Due to the nature of this work, the contractor will be required to work extended hours that are outside the neighborhood agreement.
 - b. Hamilton Street Utility Work – The contractor will be performing utility verification work on Hamilton Street that is required by the city to be done on night shift. They expect this work to be performed either on Thursday 2/12 and Friday 2/13 or Monday 2/16 and Tuesday 2/17.
 - c. 22nd Street Utility Work – 22nd Street Sewer tie-in work will start on Monday 2/16. Their permit issued by the city is for this work to be done on day shift and closes 22nd Street from Pennsylvania Ave to Spring Garden St during the shift and re-opens the street on non-working hours. Duration is approximately 2-3 weeks.
9. **The Granary** - We need to meet with the developer about a number of concerns regarding this project. I take responsibility for not having moved this faster but I will get done.
10. **Remapping of LSNA** - Sam Little and I are co-chairs of this. Sam is out of the country and I will coordinate with him upon his return.
11. **Car Parking In Coxe Park** - I am looking into this but have no resolution yet.
12. **Old Family Court Building** - I will call and find out if the property has been transferred to the developer yet. They have promised us a neighborhood development agreement.
13. **18th to 16th & Vine/LDS Construction** - We hope to have a draft of a neighborhood development agreement covering both sites shortly.
14. **New Family Court Building** - We are waiting to hear from court representatives about additional improvements we have requested on Cherry Street.
15. **Other Neighborhood Developments In Progress** - We have drafts but need to finalize agreements for the Comcast Tower II Building and 1538 Cherry Street.