



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 Franklin Institute, located at 222 North 20th Street, Philadelphia, PA 19103 on Tuesday, July 8, 2014.

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

President Searles welcomed all in attendance and the Secretary after taking roll, reported that a quorum was present. President Searles thanked the Franklin Institute for the use of the meeting space this evening and noted that LSNA needed to obtain space for this coming year's meetings.

Present: David Searles (President), John Barrett (Vice President), Sheryl L. Johnson (Treasurer), Dennis Boylan (Secretary), Bill / Lynn Armstead, Jill Bazelon, Wendy Blume,, Arron Goldblatt / Laura Foster, Jovida Hill, Mike Hoffberg, Valerie Laugauskus, Drew Murray, Ed Panek,, Gayle Ruggieri, Daniel / Anita Solis-Cohen, Tully Speaker, Andy / Pat Toy, Sam Little (ex President, ex officio), Association representatives: Jim Fennell (Tivoli), Sean Kardon (The Arches), Jim Ruddick (City view South), Sven Schroeter (22 Arch), Linda Wong (Riverside Presbyterian Apartments).

Not Present: David Cardy, Helene Furjian / Jeremy Lehman, Jennifer Hallgren, Kristen Hayduk, Robert Hazlett, Monique Manners, Jim McGrath, Sandra Owens, Francine Pollock, Joe Sirbak / Marissa Piccarreto, Donald / Nancy Weinberg, Matthew Cohen (Rivers Edge), 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).

Secretary's Report: The minutes for the LSNA General Meeting held on June 10, 2014, were submitted for approval.

Motion to approve the June 2014 General Meeting minutes. Seconded. Approved.

Treasurer's Report: No report this evening due to the transition from the outgoing Treasurer Sonia Lee and the new Treasurer is still ongoing. A report will be provided at the next Regularly Scheduled LSNA monthly meeting in September, 2014. It was reported that the LSNA Director's and Officers Liability Insurance had been paid. As part of the transition of Treasurer's there was one resolution :

Motion to approve bank account signature authority for Sheryl Johnson (new Treasurer) in place of Sonia Lee (outgoing Treasurer). Seconded. Approved.

II. Announcements

- a) President Searles welcomed the new members of the Logan Square Neighborhood Association Board.
- b) American Summer Experience. Citizen Diplomacy International (CDI) (formerly known and the International visitors Council "IVC") will hold reception / fund raiser at the College of Physicians on Thursday, July, 17, 2014 at 5:30. Rick Schnitzler generously named LSNA as a Community Level sponsor of this event.
- c) LSNA Block Party is scheduled for September 14, 2014. NOTE: this date has been subsequently changed to September 21, 2014. Location TBD.

III. Committee Reports

- a) Bylaws Committee. Ed Panek, chair. No report.
- b) Membership Committee. Jen Hallgren and Pat Toy, co-chairs. No report.
- c) Nominations Committee. Andy Toy, chair. No report. President Searles thanked Andy Toy for his recent effort in this area.
- d) Finance Committee. Sheryl Johnston, chair. No report.
- e) Health & Safety Committee. John Barrett and Eileen Frierson, co-chairs. The crime report has been posted on website. The Committee will meet July 9 at Park Towne Place. Feedback on the July 4th Parkway Event will be sought. Regarding Made In America (MIA) the biggest complaint submitted to Council President Clarke's office was about the noise level; the city has agreed that the 75 decibel law would be enforced.
- f) Planning & Design Committee. Sven Schoeter, chair. There was an RCO meeting for 1924 Arch two weeks ago, followed by a CDR hearing. There were no substantial design issues with this proposal. Kennedy House residents (with counsel) had input regarding the west facade of this structure. This project did receive CDR approval.
- g) Education Committee. Drew Murray, chair. School Fair will be conducted at the Franklin Institute on October 22, 2014. Volunteers are needed.
- h) Communications Committee. Joe McDermott, co-chair. No report.
- i) Zoning Committee. Ed Panek, chair. Report will be provided after presentations.

IV. Presentations

- a) Schuylkill River Development Corporation update. No representative in attendance.
- b) Center City District presentation by Paul Levy requesting a variance to bring the Cafe in Sister Cites Park in line with the zoning code, the change requested is to make the cafe a "for profit" entity from an "non-profit" entity.
- c) Motion that LSNA submit a letter of non-opposition to this proposal. Seconded. Approved.
- d) 2100 Hamilton Street - Cross Properties proposed development. Seth Shapiro of Barton Partners with counsel presented an informational description for the construction of a retail/residential building behind the Rodin Museum: 6 levels (5 of which will be 120 unit residential). Design and massing are not to compete with the Rodin Museum; green walls, electronic signage, 40 parking spaces, reuse of foundation walls. Will need variances for residential (parking) and retail. Philadelphia Museum of Art and the Parkway Council have requested changes to the design and have not yet approved. Developer welcomes they input of a neighborhood committee and are prepared to share materials related to this project with LSNA.

V. Old Business

- a) CSX. The Race Steet CSX rail crossing is a public safety concern concern due to it not being accessible as a result of the flood damage from April 2014. The crossing system is awaiting new parts, and LSNA has been told by the Streets Department that is should be repaired by July 14, 2014. There was a resolution proposed by Michael Volpe, approved by the LSNA Health & Safety Committee regarding the transport of hazardous materials along these tracks. The proposed resolution 9to be posted on the LSNA website) will be discussed at the September LSNA meeting.

VI. Zoning Report (see Attachment A)

VII. New Business

- a) LSNA FY 2014-15 Budget. A proposed DRAFT budget has been circulated (see Attachment B) for approval. Tully Speaker noted that there should be a periodic accounting of funds expended by each committee by line item and made a motion proposing this. There was an amendment to this motion, proposing that each committee reconcile with the Treasurer their budgets and expenditures and report the results at the September 2014 LSNA monthly meeting.

*Motion to approve the DRAFT budget and have a reconciliation by committee of each line item for the September 2014 LSNA monthly meeting. Seconded.
Approved.*

There being no further business, there was a motion to adjourn. Meeting ended at 8:56 p.m.



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Zoning Committee Report for July 8, 2014

1. **2100 Hamilton Street** - The developer will be presenting a proposal for a project at 2100 Hamilton Street behind the Rodin Museum. It is a revision of what was presented to LSNA last Summer. This presentation is for information only. It is not an RCO meeting. Following this presentation, we expect to form a near neighbors committee to deal with this matter.
2. **Sister Cities Park** - Paul Levy of the Center City District will be presenting this matter. They need a variance for a very technical reason which will have no visible or other impact on us. I will move that we grant them a letter of non-opposition.
3. **23rd & Cherry Street** - Philadelphia Management Co. (PMC) wants to build a 26 story apartment tower along 23rd Street with 15,000 square feet of green space. We have seen this proposal previously. Now PMC has filed with L&I and received its Refusal Letter from L&I. The Planning Commission had requested an RCO not later than July 5. However, neither PMC nor LSNA was prepared to move that quickly, especially on a project which appears to be controversial. LSNA and counsel for PMC agreed to postpone the RCO presentation to our Board meeting on September 9th. The Planning Commission and the City Law Department agreed. So, the RCO will be September 9th. We hope to have an internal near neighbors meeting in anticipation of this. One further note - the L&I Refusal Notice lists the maximum allowable height as 125 feet. The site is zoned RM-1 which has a maximum allowable height of 38 feet. The overlay is 125 feet. To me it is clear that to build anything at this site above 38 feet will require a variance and to build anything above 125 feet will require another, second variance. I think the L&I Notice should have read that the maximum allowable height is 38 not 125 feet. Counsel for PMC and I contacted the L&I Plans Examiner and his supervisor and requested this change. L&I refused saying essentially that when there is an overlay on a lower zoned site, they are required by Code to cite the overly height only. They cited a Code provision to us and they appear to be correct. In any event they are not going to make any changes in their Notice. I do not believe that this affects what PMC will be required to show and that they still will need a variance to exceed 38 feet and another to exceed 125 feet. Finally, our Neighborhood Plan calls for townhouses or no more than 38 feet at this site and the Planning Commission participated in and agreed with that part of the Plan. While this is not binding as a matter of law, it is an important further consideration.
4. **1900 - 1924 Arch Street** - On July 1, PMC successfully obtained CDR approval of their addition to 1900 Arch Street, namely 1924 Arch Street. Counsel for the Kennedy House and I appeared and urged the committee to delay its decision for a 30 period because 1900 Arch and 1924 Arch are really one joined project and because there were on-going violations by PMC of recorded agreements both LSNA and the Kennedy House have with PMC. These violations are basically with respect to 1900 Arch Street and we have drafted Amendments to deal with both 1900 and 1924 Arch Street and we said we needed the 30 days to finalize them. The CDR committee refused to grant the delay saying that all that was referred to them by L&I and therefore, all that was before them was 1924 Arch and also that they would not get involved in any disputes re breaches of private agreements. Despite this, we continue to meet on this matter and hope to have it finalized by July 16 or shortly thereafter.

ATTACHMENT A

5. **The Granary** - The developer owes us answers and information regarding several issues the committee posed many months ago. We will deal with that this month.
6. **Various Other Projects** - Work continues on Neighborhood Development Agreements for the following projects: 1919 Market Street; Park Towne; Comcast Tower II; 1528 Cherry Street; Callowhill Street for 15th to 13th Streets; Vine Street from 16th to 18th; and the old Family Court Building.
7. **Callowhill Street** - According to Reports of Zoning Permits issued by L&I, Mr. Maltepes has been granted relocation of lot lines and other relief along the 1800 block corridor of Callowhill as of right. What exactly this portends, I do not know but he owns at least the beer distributorship and the parking lot next to it on the 1800 block of Callowhill Street.

Respectfully Submitted,

Ed Panek
Zoning Chair, LSNA
July 8, 2014



FY2014-15 DRAFT Committee Budget

Committee:	DRAFT Budget for FY 2014-15	
	<u>Subtotal:</u>	<u>Total:</u>
By Laws Committee		\$500
Printing costs, etc.		
Finance Committee		\$50
Printing costs, etc.		
Health and Safety Committee		\$250
Printing costs, etc.		
Membership Committee		\$1,200
Printing costs, etc.		
Planning and Design Committee		\$200
Printing costs, etc.		
Communications Committee		\$1,600
Newsletter	\$1,200	
Constant Contact	\$350	
Website	\$50	
Nominations Committee		\$200
Printing costs, etc.		
Education Committee		\$300
Printing costs, etc.		
Events and Activities Committee		\$3,500
Printing costs, etc.	\$500	
September Block Party	\$1,700	
Block Party sponsorship	(\$300)	
Honorariums	\$300	
Halloween Party	\$300	
Holiday Party	\$700	
Spring Membership Party	\$300	
Zoning Committee		\$500
Printing costs, etc.		
Executive Committee		\$5,350
Printing costs, etc.	\$100	
Mailbox Service	\$400	
Annual Meeting Food (2 meetings)	\$1,000	
Annual Meeting AV (2 meetings)	\$200	
General Liability Insurance	\$1,800	
Director & Officer Liability Insurance	\$1,350	
Miscellaneous Discretionary (plaques, framing, etc.)	\$500	
	Total:	<u>\$13,650</u>