



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

The regularly scheduled monthly meeting of the Logan Square Neighborhood Association was held March 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 7:00 p.m.

Present: David Searles (President), Dennis Boylan (Secretary), Sheryl L. Johnson (Treasurer), Bill / Lynn Armstead, Wendy Blume, David Cardy, Arron Goldblatt / Laura Foster, Jovida Hill, Mike Hoffberg, 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, Sam Little, Michael Volpe, Donna Ferrari (ex Presidents, ex officio), Association representatives:, Jim Fennell (Tivoli), Eileen Frierson (Park Towne Place), Jim Ruddick (City View South), Sven Schroeter (22 Arch), Linda Wong (Riverside Presbyterian Apartments).

Not Present: John Barrett (Vice President), Jill Bazelon, Helene Furjian / Jeremy Lehman, Jennifer Hallgren, Kristen Hayduk, Robert Hazlett, Mike Hoffberg, Monique Manners, Francine Pollock, Joe Sirbak / Marissa Piccarreto, Gayle Ruggieri, Matthew Cohen (Rivers Edge), Pam Doggett (The Phoenix), Eileen Frierson (Park Towne Place), Robert Funk (2201 Condominiums), Sean Kardon (The Arches), 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 February 10, 2015, were submitted for approval.

*Motion to approve the February 2015 LSNA Meeting minutes. Seconded. Approved.*

Treasurer's Report: It was reported that the LSNA balance for March 10, 2015, was \$36,302.94.

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

## II. Announcements

- a) Drew Murray has reformed the LSNA Beautification Committee. The Spring Clean Up will be held on April 11, 2015, from 9:00 am until 2:00 p.m. Come Park (Drew Murray) and Baldwin Park (Jim Ruddick) will be the rally points for this effort. Volunteers needed.
- b) State Representative Brian Sims will hold a town meeting on Wednesday, March 25th from 6:30-8:30 p.m at the Trinity Center for Urban Life.

## 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: 269 and 29 commercial members, this is an increase of 2 residential members since the previous report. (See Attachment A.)
- c) Nominations Committee. Andy Toy, chair announced that the committee will be chaired by Sam Little going forward, with nominations for next years officers and directors being announced at the May 2015 meeting with the vote bring held at the June General meeting.
- d) Finance Committee, Sheryl Johnson, chair. (See treasurer's report above)
- e) Health & Safety Committee. John Barrett and Eileen Frierson, co-chairs. Eileen Frierson noted that there has been an uptick in thefts from autos, in particular from cars which leave phone chargers visible. The World Meeting of Families which will be held in September 2015 is seeking volunteers. The Committee will be meeting with Donna Bullock, Councilman Clarke's Chief of Staff to discuss rail safety issues in preparation for a City Council meeting on this topic to be held on March 12, 2015. The PPD 9th District Commander has been invited to give an update on July 4th and Made in America events. Fire Safety in high-rises is a subject that all LSNA members residing in high rise building should educate themselves on, in particular evacuation and notification procedures. Training and preparation are key.
- f) Planning & Design Committee. Sven Schroeter, chair. The Committee met on March 4, 2015, at the Tivoli and discussed the proposed Moore College of Art interior reconfiguration, which was determined to not be a RCO issue. This evening there will be a RCO presentation on 1533 Cherry Street. There will be a presentation by the City of Philadelphia's Rezoning Mapping program. The Committee has posted 9 items form the city guidelines which future RCO presentation should include. The next meeting of the Committee will be on April 1, 2015, at 7:00 p.m. 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. There will be a presentation at the April 2015 LSNA meeting on a proposed membership event.
- j) Beautification Committee. Drew Murray. Christmas No report.
- k) Zoning Committee. Ed Panek, chair. (See VI. Zoning Report and Attachment B)

#### **IV. Presentations**

- a) Moore College of Art. President David Searles and Zoning Chair Ed Panek received a presentation from Moore College of Art about their proposed internal construction changes, after which they agreed that there was no need for Moore to formally present to the meeting this evening. Moore will be able to acquire an Over the Counter permit needed to commence the internal construction (reconfiguration) of their first floor and basement space. Several slides were shown depicting the proposed construction. There are no variances needed, nor an RCO presentation for this work. Moore has agreed to enter into a Neighborhood Development Agreement (NDA) with LSNA to address construction issues.
- b) 1533 Cherry Street. This was an RCO presentation by Antoine Tran, owner of Tran Brothers Realty and property owner. This project was first presented to LSNA in July of 2013 and as a result of the owner agreed to change the first floor commercial into residential space, making the complete building residential. Mr. Tran provided a series of visual graphics showing the location of the property, existing views as well as elevations and floor plans for the proposed reconstruction of this 5 story property. Mr. Tran needs a variance for parking: required 2 spaces versus proposed 0 spaces.
- c) Zoning remapping. Ian Litwin and Andy Maloney from the PCPC (Philadelphia City Planning Commission) presented an overview of the "early ideas" proposed for the comprehensive remapping of the LSNA neighborhood for zoning. This is a 2-12 month process and the ideas presented this evening were to initiate the process with the neighborhood. There will be additional meetings with LSNA, in particular to form up not smaller groups to go over the maps in detail. LSNA has agreed to participate in this process with PCPC, with President Searles appointing Ed Panek and Sam Little along with Tully Speaker co-chair this special committee.

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

Ed Panek, Chair, provided a written report (See Attachment B). There was a motion by Sam Little to her the John Gibbons whose firm worked on the LSNA neighborhood plan to help evaluate the proposed PCPC remapping of the LSNA neighborhood. This motion was further amended to enable President Searles the latitude to engage the services of John Gibbons, not to exceed \$3,000, and that Sam Little would provide a monthly report on expenses generated and progress.

*Motion to engage John Gibbons (not to exceed \$3,000) to provided remapping services with monthly expenditure updates. Seconded. Approved.*

One of the issues LSNA will face with the remapping will be the proposal by the developer of Comcast II (Liberty Property Trust) to build a tall tower on Arch Street between 19th and 20th which would negate the LSNA Neighborhood plan for that location. There has been additional discussion for properties zoned with a 38' height restriction versus the 125' overlay areas. Regarding the presentation for the development 1533 Cherry Street, the developer has agreed to enter into a NDA with the near neighbors on Mole Street and the Friends Center.

*Motion to submit a letter of non-opposition for 1533 Cherry, provided a satisfactory NDA is completed. Seconded. Approved.*

#### **V. New Business**

a) Sam Little read a letter from Nancy Winkler thanking LSNA for its contribution to the 22nd & Market Memorial.

There being no further business, there was a motion to adjourn. Meeting ended at 9:09 p.m.

**LSNA Membership Report  
March 10, 2015**

**FY14-15 Membership to Date - Total 298**

- Residential - 269 (232 Renewals; 37 NEW) (4 added since last report - 2 NEW)
- Commercial - 29 (24 Renewals; 5 NEW) (1 Building Renewal 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 \$15,785**

- Residential - \$9,200 (\$105 since last report)
- Commercial - \$6,585 (\$1,000 since last report)
  - Building/Condo Associations - \$3,500
  - Businesses or Institutions - \$3,085

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

## Zoning Committee Report for March 10, 2015

1. **2100 Hamilton Street** - This proposed development in back of the Rodin Museum was originally presented to us in the summer as a 6 story building with first floor commercial and 5 stories of apartments. Before we could have a near neighbors meeting about this project, it was presented to the Art Commission which unanimously rejected it with leave to resubmit. Thereafter, the project was redesigned with the participation of a subcommittee of the Art Commission but without any participation by or notice to LSNA. The revised project of 11 stories of first floor commercial and 10 stories of residential was then resubmitted to the Art Commission which then unanimously granted it conceptual approval. Then, on February 19, we had a near neighbors meeting to review the project. There was unanimous opposition by the near neighbors, which included the Philadelphia Museum Of Art, the Barnes and the developer of the residential component of the Whole Foods project on the North side of Hamilton Street. I then notified the developer of this meeting and the results. Council President Clarke then requested that David Searles and I attend a meeting at his office regarding this matter on Thursday, March 12. We will attend accompanied by Jovida Hill, and Sheryl Johnson and Jim McGrath of City View Towers.
2. **1823 Callowhill Street** - We have entered into a neighborhood development agreement (NDA) regarding this matter, subject to some refinements on design and parking matters. The matter was presented to and all variances requested by the developer were approved by the ZBA on 2/25/15.
3. **2001 Market Street** - This matter is in regard to an outdoor lounge on the 18th floor overlooking JFK Boulevard. We have a NDA on this matter, which was heard and approved by the ZBA on 2/24/15.
4. **Old Please Touch Museum/IBrewster/Toll Brothers** - Following unanimous opposition from the near neighbors at a meeting on 1/28/15, Toll Brothers is considering its options to resubmit to us.
5. **23rd & Arch Street/Schuylkill River Project** - There was a report that this project site may be up for sale. However, it is not. Following contact with the developer NPI and their attorney, it was ascertained that NPI's superior may be splitting up or reorganizing. However, NPI still wants to go forward with this project. Stay tuned.
6. **23rd & Cherry Street** - Nothing new.
7. **Museum Towers II** - Construction work has begun; we have received an acceptable escrow provision; and they are ready to record the NDA.
8. **1916 Race Street** - Moore College Of Art - They want to do essentially interior redesign and have received two permits to proceed as of right. However, they still agree to enter in an NDA with us regarding matters such as days and hours of construction activity and bus and dumpster issues on Cherry Street. There are no issues on Race Street. They do not need to present to us tonight but David and I will recap the matter for you.

**ATTACHMENT B cont'd**

9. **1533 Cherry Street** - There will be an RCO presentation about this tonight. We previously had a near neighbors meeting about this project and all matters were worked out. There will be a NDA regarding this project.
10. **1538 Cherry Street** - We have completed work on a NDA for this project and are awaiting a final redraft from the developer on this matter which was previously presented to and approved by LSNA.
11. **Remapping of LSNA** - This matter will be presented to the Board tonight by PCPC.
12. **The Granary** - There are still issues which need to be resolved regarding especially the North portion of this project. We will be meeting soon with the developer to do so.
13. **Other Neighborhood Developments In Progress** - We have a draft but need to finalize an agreement for the Comcast Tower Building and we need to generate a comprehensive draft for the LDS projects from 18th to 16th and Vine.