



## **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 Atria Center City, located at 150 North 20th Street, Philadelphia, PA 19103 on Tuesday, May 13, 2014.

The meeting was called to order by President David Searles at 7:01 p.m.

President Searles welcomed all in attendance and the Secretary after taking roll, reported that a quorum was present.

*Present:* David Searles (President), John Barrett (Vice President), Sonia Lee (Treasurer), Dennis Boylan (Secretary), Alexander Barth, Wendy Blume, Jennifer Hallgren, Jovida Hill, Mike Hoffberg / Sharon Hoffberg, Sheryl Johnson, Jim McGrath, Drew Murray, Sandra Owens, Ed Panek, Gayle Ruggeri, Joe Sirbak II / Marisa Piccarreto, Dan Solis-Cohen / Anita Solis-Cohen, Tully Speaker, Robert Sutton, Pat Toy / Andy Toy, Lori Westler, Sam Little (ex President, ex officio), Michael Volpe (ex President, ex officio), Matthew Cohen (Rivers Edge Condominium), Jim Fennell (The Tivoli), Jim Ruddick (City View South).

*Not Present:* Rosie Adams, Bill Armstead, Gillian (Jill) Bazelon, Valerie Lagauskas, Fran Pollock, Donald Weinberg / Nancy Weinberg, Pam Doggett (The Phoenix), Eilene Frierson (Park Towne Place), Robert Funk (2201 Condominium), Brian Robbins (Penn Center), Jennifer MckRobinson (The Watermark), Ruth Rump (The Sterling), Sven Schroeter (2200 Arch), Mort Silverman (Kennedy House), Amy Sutter (City View North), Linda Wong (158 N. 23rd St.).

Secretary's Report: The minutes for the regularly scheduled March 2014 meeting were submitted for approval.

*Motion to approve the April 2014 minutes. Seconded. Approved.*

Treasurer's Report: Treasurer Lee presented the report for the months of March and April 2014, see Attachment A for monthly accounts.

*Motion to approve the March and April 2014 Treasurer's Report. Seconded.  
Approved.*

## **II. Announcements**

A) There will be a "Picnic in the Park" in Baldwin Park on Saturday May 17 from 12-3 p.m.

B) LSNA Committee budgets are due, if a sub-committee has not submitted a budget, the figures approved from last year will be submitted. Budget approval will take place at the July 2014 LSNA meeting.

C) LSNA Annual Meeting. Nominations for LSNA Officers and Directors have been submitted. The election of officers and directors will take place at the LSNA annual Meeting to be conducted on Tuesday, June 10, 2014 at 7:00 p.m. in the Four Seasons Hotel, located at One Logan Square, Philadelphia, PA 19103-6933. A presentation from the Parkway Council and will be featured. City council Darrell Clarke will be attending. Andy Toy described the demographic breakdown of the slate and the process by which it was developed.

D) LSNA Block Party. The committee is looking at two possible dates in September, either the 14th or 21st to hold the annual block party. As of this meeting neither a location or event chair has been finalized.

## **III. Committee reports**

A) Bylaws committee, Ed Panek (Chair). No report.

B) Membership committee, Jennifer Hallgren and Pat Toy (Co-chairs). Reminded everyone about the "Picnic in the Park" mentioned in the announcements (above IIA)

C) Nominations committee, Andy Toy (Chair). See Announcement IIC above.

D) Finance committee, Treasurer Sonia Lee (Chair). See Treasurer's report above and Attachment A.

E) Health and Safety committee, Vice President John Barrett (Chair). See Attachment B for a proposed resolution will be discussed at the July 2014 meeting.

F) Planning and design committee, Sven Schroeter (Chair). No report.

G) Education committee, Drew Murray (Chair). No report.

H) Communications committee, Jim Ruddick and XXXXX (Co-chairs). The latest edition of the LSNA newsletter has been published and will be provided this evening to the block captain's for distribution.

I) Events committee, Marisa Piccaretto (Chair). No report.

J) Zoning committee, Ed Panek (Chair). See report Attachment C.

#### **IV. Presentations**

A) PGW Energy Sense Home Rebate Program. Presented by Matt Stern from PGW and Jamie Moran. This program has been developed by PGW to address energy consumption and production as it relates to health, safety, comfort and financial issues for homeowners. PGW is offering a \$150 home energy assessment with one of its approved contractors (normally valued at \$500), in which the home owner will receive a detailed report with home performance solutions, utility bill savings, upgrade cats and financing options. This report will calculate the projected PGW rebate for making recommended home improvements. By implementing the recommended home improvement measures, a homeowner could receive up to \$4,200 in savings the first year. This service is provided for eligible PGW customers only and will also provide a list of simple items such as caulking.

B) Von Colin Memorial Field - Perimeter Site Improvements. Julie Bush from the e firm LRSA, presented a schematic design of the fields (completed a year ago) and new plans for addressing their perimeter. Morris arboretum has completed a survey of the trees along the perimeter. LRSA has done a terrain analysis of the site and has been working with the Fairmount Sports Association (FSA) on specific improvements to the existing building, batting cage and playground design. The proposed plan will address parking along Pennsylvania Avenue, more accessible bathroom facilities, benches, lighting, planting and space use in the

playground. The FSA, Fairmont Civic Association, Fairmount Park Commission, Parkway Council, Streets & Water Departments and Parkway House have all be consulted about this endeavor. This plan will go before the Art Commission in June or July of 2014. This project (\$1.5m) is fully funded and will commence in the Spring of 2015. Several items of note were also brought up: the linden trees which will need to be replaced, will be replace with linden trees. There will be additional electrical outlets put in to support outdoor events.

C) Winter Street Greenway. Sarah Stuart Clarke (Chair) LSNA Parkway Action Sub-committee). Presented an update on this proposal and seeks LSNA Board approval for funding, design and community engagement. Sarah Stuart Clarke thanked the sub-committee members who have worked very hard in generating ideas for this evenings presentation. The proposed greenway is to be along Winter Street, from the 2000 to 2200 blocks. The area also includes the space in front of the Summer Street triangle. It is envisioned as a greenway "at northern edge of Logan Square". At present the 2100 block of Winter Street has three lanes of traffic, with parking. There is room to remove one lane of traffic, shift the parking and still have traffic in both directions. However in the 2000 block, the street will be reconfigured as part of PennDot project, with the entry into the Benjamin Franklin Parkway curved out, so as to create a bus loading area for the Franklin Institute and it would then be possible to drop one lane to create oneway traffic. It would be possible at these locations to create green spaces able to accommodate two dog parks and a children's play area. PennDot has been (and will continue to be) helpful but the scope of the I-676 project does not include funding for the green space - their project could possibly create a base from which the green space project could work from. What the Sub-committee needs is the ability to move forward with this project, specifically in the areas of design, community engagement and approval to seek funding (\$60-80k). There may be an opportunity to find a grant to cover half the cost. PennDot will not be finished with their project until 2020, so there is time for conned planning and development.

*Motion: to authorize the Sub-committee to raise funds for community engagement and design of the Winter Street Greenway. Seconded. Approved.*

4) River Walk - residential, commercial, hospitality and retail development 23rd, Arch & JFK Boulevards, Philadelphia, PA. Gensler Associates presenting. This proposal has been in front of the LSNA Board three times and near neighbors many times. This was an update in anticipation seeking ordinances through City Council to allow to Gensler to proceed with project, this was not an RCO presentation- Gensler will come back in July or later for a RCO meeting. They a looking to see if LSNA is receptive to the three ordinances they seek, so they can move

forward. Need ordinances to do what near neighbors want to do. They need to get a sense form LSNA if we oppose ordinances from Councilman Clarke. The three changes they seek are:

- 1) Height restriction along JFK - make it higher here to make lower on other buildings
- 2) Move lot line 68' (actually 61') north
- 3) Permit Retail above grade

There was a show of hands of near neighbors in attendance: 6 present. 4-2 approve. LSNA Board members present: 19 - in favor: 18 , with 1 abstention.

Sam Little noted that there are still many questions about this proposal, particularly the massing and susceptibility to flooding. Jeffry Young from Councilman Clarke's Office noted that it was necessary to proceed with these ordinances because the project lies in the Parkway District overlay - in effect the ordinances would carve this project out of the Parkway District overlay area. The project needs to secure its financing and approval is needed before City Council recesses for the summer. The developer is amenable to a sunset provision in the ordinances if the project does not proceed. Regarding the request to go over the 125' height limit, a restriction of "but not to exceed" a limit of for example 200' would be acceptable. Details will be further defined in a NDA and in the RCO process. The consensus of the room was that so long as there seas a sunset provision and a "height capping" the ordinance requests were acceptable. Details would also be circulated amongst the ear neighbors tomorrow.

## **V. Zoning Report**

(See Attachment C for written report). This evening there are no motions to come before the LSNA Board, the 16 items in the written report all informational. There are NDAs in progress; on April 24th an amended NDA was executed for Museum Towers II, additional provisions are beneficial for for LSNA. LSNA continues to be a member of the Crosstown Coalition and North Broad Street Coalition. The LSNA approved budget allocated \$250 for the payment of dues to the Crosstown Coalition. Note, Ed Panek is Treasurer of the Cross Town Coalition and Chairman of the North Broad Street Coalition.

## **VI. Old Business**

There was no old business.

## **VII. New Business**

A) Railroad Safety (Attachment B) has been tabled until the July 2014 LSNA monthly meeting.

B) Parent Coalition request for letter to Council President Clarke for 1% City Sales tax to fund the schools.

*Move letter to Council President Clarke be written. Second. Approved.*

C) There was a request to get a "sense of the room" to see if LSNA should proceed in acquiring a 501(c)3 designation. *Approved.*

The meeting concluded at 9:29 p.m.

**ATTACHMENT A - TREASURER'S REPORT MARCH 2014**



**Treasurer's Report For March 2014**

<b>Balance as of March 1, 2014</b>	<b>30,488.26</b>
<b>Cash Receipts</b>	
LSNA Membership Dues	1,510.00
Christmas Tree Recycling	
<b>Total Cash Receipts</b>	<b>1,510.00</b>
<b>Expenses</b>	
Sympathy Food Tray	-220.00
<b>Total Expenses</b>	<b>-220.00</b>
<b>Balance as of March 31, 2014</b>	<b><u>31,778.26</u></b>

**ATTACHMENT A - TREASURER'S REPORT APRIL 2014**



**Treasurer's Report For April 2014**

<b>Balance as of March 1, 2014</b>	<b>31,778.26</b>
<b>Cash Receipts</b>	
LSNA Membership Dues	400.00
<b>Total Cash Receipts</b>	<b>400.00</b>
<b>Expenses</b>	
<b>Total Expenses</b>	<b>0.00</b>
<b>Balance as of April 30, 2014</b>	<b><u>32,178.26</u></b>



**ATTACHMENT B - RR SAFETY RESOLUTION**

To: LSNA Health & Safety Committee  
From: Rivers Edge Condominium

**PROPOSED RESOLUTION:  
RAILROAD SAFETY THROUGH LOGAN SQUARE**

- WHEREAS: The quantity of hazardous materials, specifically crude oil shipments being transported in the United States, is growing exponentially (from 65,751 carloads per year in 2011, to 407,642 carloads in 2013: Source: *NY Times*);
- WHEREAS: Philadelphia Energy Solutions (PES) [the former SUNOCO South Philadelphia refinery] receives "more than two 100-car trains of crude oil a day" from the "CSX line that travels on the east bank of the Schuylkill" according to Philip L. Rinaldi, Chief Executive Officer of the refinery (Source: *The Inquirer*, 1/22/14);
- WHEREAS: "A safety alert issued by the U.S. Department of Transportation warns the public, emergency responders, and shippers about the potential high volatility of the crude being shipped from the Bakken oil shale patch in Montana and North Dakota" (Source: *The Inquirer*, 1/3/14);
- WHEREAS: "Following a string of explosive accidents, federal officials said that crude oil being shipped by rail from the Northern Plains across the United States and Canada—including shipments to Philadelphia-area refineries—may be more flammable than traditional forms of oil" (Source: *The Inquirer*, 1/3/14);
- WHEREAS: "Make no mistake, an incident involving rail transport of oil will occur in the commonwealth, and lives, including first responders' lives, and property will be put at risk. These incidents have occurred in the past, and they will occur in the future." Former U.S. Rep. Curt Weldon testifying at a hearing on the proposed rail terminal in Eddystone, Delaware County, Source: *The Inquirer*, 3/6/14;
- WHEREAS: Recent derailments of heavy Canadian crude oil have occurred in the past six months in Philadelphia and Western Pennsylvania;
- WHEREAS: "American railroads have long operated under federal laws that shield them from local or state oversight and provide a blanket of secrecy over much of their operations." Source: *NY Times*, 4/16/14;
- WHEREAS: "In 2005, the District of Columbia and a handful of other communities sought to stop the traffic of hazardous products in the city centers. But the ban was successfully challenged in federal court by CSX. 'It's hard for the regulator and industry not to become somewhat comfortable with each other's dance moves—like in an old marriage,' said Reuven Carlyle, a representative in the Washington State Legislature and chairman of the House finance committee.

## ATTACHMENT B - RR SAFETY RESOLUTION

'But you shouldn't have double-secret nondisclosure agreements. Information is not a luxury. Regular people have a right to this information.'" (Source: *NY Times*, 4/16/14).

THEREFORE: The Logan Square Neighborhood Association requests the Mayor and City Council of Philadelphia take the following steps:

1. Actively join with other State and Local Governments, community groups, business and local organizations to demand from Federal regulators and the railroad industry that public safety be the highest priority in all decisions and actions taken concerning the scheduling and routing of hazardous material shipments.
2. Demand that the U.S. Congress pass legislation which requires local governments to be fully-informed of hazardous material shipments through their communities, and that an appropriate and meaningful regulatory role be created for local governments in the shipment of hazardous materials through their territory.
3. Demand national legislation that requires railroad companies provide appropriate bond or insurance coverage to protect local communities from the potential harm their hazardous materials shipments pose, and to indemnify the public from the potential calamities and dangers of these shipments.

## ATTACHMENT C - ZONING REPORT

### Zoning Committee Report for May 13, 2014

1. **River Walk at 23rd & Arch** - The developer will be presenting tonight. This is not an RCO meeting. It concerns information regarding three ordinances they need in order to go forward with their proposal. Other discussion points will probably include potential flooding and the type of retail proposed.
2. **Museum Towers II** - An Amended and Restated Neighborhood Development Agreement (NDA) was executed on April 24 among the developer, LSNA and the Museum Towers Near Neighbors group, which will subsequently be recorded. All of the changes are favorable to LSNA.
3. **1900 and 1924 Arch Street** - An agreement in principal with respect a revised amendment to the NDAs between (a) the developer and The Kennedy House and (b) the developer and LSNA has been reached. Counsel for The Kennedy House is completing the draft changes.
4. **Park Towne** - On April 30, the ZBA unanimously granted the limited relief sought by the owner, AIMCO, concerning improvements they wish to make on site, including a new restaurant which will be open the public. LSNA put on the record that it was taking no position on this matter because of some concerns some residents had. Before the hearing, AIMCO agreed to enter into a NDA to address these concerns. We were able to get this on the record during the hearing and drafting of the agreement, which will include a communications provision, has begun.
5. **1919 Market Street** - We will be meeting with counsel for the developer on May 22 to draft a NDA for this project.
6. **The New Comcast Tower** - Work continues on a draft on a NDA for this project.
7. **1528 Cherry Street** - Work continues on a draft of a NDA for this project with input from the Friends Center and The Metropolitan.
8. **Callowhill Street from 15th to 13th Streets** - Drafting of a NDA has begun.
9. **Old Family Court Building on Vine** - Following a presentation to LSNA last month, the developer agreed to enter into a NDA with us.
10. **Vine Street 16th to 18th** - The LDS owns both properties and previously gave us a preliminary draft for a NDA for the parcel between 18th and 17th. They have now agreed to expand the agreement to cover both sites and we will begin working on an expanded NDA.
11. **Wood Street Between 17th & 16th** - Commercial property owners on the North side of Wood Street would like to see Wood Street widened at this location. On May 6, Andy Toy and I met with the Flynn Co. INTEC, the Lofts At Logan View and the LDS about this matter. While the participants agreed to work together on this matter, preliminary and perhaps final indications are that the Streets Department is not in favor of this.

## ATTACHMENT C - ZONING REPORT

12. **New Family Court Building at 15th & Cherry, Arch** - The Cherry Street Coalition has enlisted the support of the Chief of Family Court for support in insuring art work inside the building and along Cherry Street. We have also enlisted the support of the City to insure adequate provision for the anticipated users of this facility for food and other needs.
13. **Edgewater II** - An unconfirmed report has it that the new owners of Edgewater I and Edgewater II will not build Edgewater II. However, we have confirmed with counsel that if Edgewater II is built or any modifications of Edgewater I are sought, the new owner is bound by the recorded NDAs LSNA has with respect to both buildings.
14. **Possible Dance Studio on the South Side Of Race Street near Van Pelt** - The school has withdrawn its proposal to rent this site.
15. **Crosstown Coalition** - LSNA is a member and Sam Little and I are active participants. Last night I was elected Treasurer and a member of the Executive Committee and Sam and I will both serve on their Zoning & Land Use Planning Committee. The Crosstown Coalition presents us with a valuable opportunity for collaboration with other neighborhood organizations on matters of common interest and a much stronger voice at City Council on matters of common concern.
16. **North Broad Street Coalition (NBSC)** - A few months ago I was elected Chairman of the NBSC. Like the Crosstown Coalition, this affords us a much stronger voice on matters of common interest. For example, the Callowhill Street Civic Association and the Masterman School are just two of the valuable members of the NBSC which are outside of but border on the boundaries of LSNA.