



I. Call to Order and Introductions

The regularly scheduled monthly meeting of the Logan Square Neighborhood Association was held April 14, 2015, the Four Seasons Hotel, 1 Logan Square, Philadelphia, PA 19103.

The meeting was called to order by President David Searles at 7:03 p.m.

Present: David Searles (President), John Barrett (Vice President), Dennis Boylan (Secretary), Bill / Lynn Armstead, Jill Bazelon, David Cardy, Arron Goldblatt / Laura Foster, Jovida Hill, Mike Hoffberg, Valerie Laugauskus, Jim McGrath, Drew Murray, Sandra Owens, Ed Panek, Francine Pollock, Joe Sirbak / Marissa Piccarreto, Gayle Ruggieri, Daniel / Anita Solis-Cohen, Daniel / Anita Solis-Cohen, Tully Speaker, Andy / Pat Toy, Donald / Nancy Weinberg, Sam Little, Michael Volpe, Donna Ferrari (Beechwood Commons) (ex Presidents, ex officio), Association representatives: Jim Fennell (Tivoli), Eileen Frierson (Park Towne Place), Sean Kardon (The Arches), Jim Ruddick (City View South), Sven Schroeter (22 Arch), Louise Quattrone (Kennedy House), Linda Wong (Riverside Presbyterian Apartments).

Not Present: Sheryl L. Johnson (Treasurer), Wendy Blume, Helene Furjian / Jeremy Lehman, Jennifer Hallgren, Kristen Hayduk, Robert Hazlett, Monique Manners, Matthew Cohen (Rivers Edge), Pam Doggett (The Phoenix), Robert Funk (2201 Condominiums), Jennifer McK Robinson (Watermark), Brian Robbins (Penn Center House), Ruth Rump (The Sterling).

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 Four Seasons Hotel for its kind hospitality in hosting this evening's meeting. In particular President Searles thanked Brent Martin, Elizabeth Knox and all the staff of the hotel for their many years of support to LSNA, this being the last meeting before the hotel closes.

Secretary's Report: The minutes for the LSNA regularly scheduled monthly meeting held on April 14, 2015, were submitted for approval.

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

Treasurer's Report: It was reported that the LSNA balance for May 11, 2015, was \$38,677.39.

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

II. Announcements

- a) A farmer's market called Common Ground Marketplace will be held on May 17, 2015, from 12-4 p.m. at Broad and Green Streets.
- b) President Searles thanked all those who participated in the LOVE You Park clean up.
- c) The winner of the Coxe Park design competition will be announced on May 30 at 6:00p.m. at Coxe Park. Refreshments will be served.
- d) There will be a LSNA General Membership meeting held on Tuesday, June 9, 2015, at 7:00 p.m. in the Barnes Foundation auditorium. Elections of LSNA Officers and Board Members at Large will be held at this meeting. (See Attachment A)
- e) LSNA Block Party will be held on either September 20, 2015, or October 4, 2015.

Motion to nominate Ed Novak as Block Party Chair. Seconded. Approved.

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: 274 Residential and 31 Commercial members. (See Attachment B)
- c) Nominations Committee. Sam Little, Chair, announced the Nominations. (See Attachment A.)
- d) Finance Committee, Sheryl Johnson, chair. No Report.
- e) Health & Safety Committee. John Barrett and Eileen Frierson, co-chairs. The Committee will be meeting (and will report the results) with CSX to discuss rail safety in regard to the oil trains.
- f) Planning & Design Committee. Sven Schroeter, chair. No Report.
- g) Education Committee. Drew Murray, chair. No report.
- h) Communications Committee. Jim Ruddick and Joe McDermott, co-chairs. A copy of the most recent newsletter is available online.
- i) Events Committee, Marissa Piccarreto, chair. May 30 Membership picnic in Baldwin Park, BYO food. The Friends of Baldwin Park and LSNA are co-sponsoring this event.
- j) Beautification Committee. Drew Murray. No report.
- k) Zoning Committee. Ed Panek, chair. (See VI. Zoning Report and Attachment C)

IV. Presentations

- a) Captain Raymond E. Convery, Commanding Officer of the 9th Police District, along with LT Steve Johnson and Officer Steve Keefer provided an update on the 9th District area of operations. Crime in general is down with the chronic exception of theft through break in to autos. Captain Convery noted that there will, as information becomes available, updates on street closures during the papal visit in September.
- b) JFK/LOVE Park Design. Mark Focht, First Deputy director of Parks and Recreation provided a detailed look at the present state of and planned renovations for JFK/LOVE Park. There was a public presentation of this full plan on April 30th at the Free Library of Philadelphia and this plan is expected to receive conceptual approval from the Fairmount Park Commission later this week. Over 1,100 public comments were received during this process. The design presented was done by the Philadelphia architectural firm of Kieran Timberlake. The site poses a number of challenges, in particular the SEPTA rail tracks below and multiple roof planes. The redesigned space will feature: green space, food truck parking, a micro jet fountain, a welcome center (the "Saucer Building" will be renovated) , a rebirth of the garage below all in accordance with the goal of continuing to enhance the rebirth of center city.
- c) PHS Pop Up Beer Garden. Ayse Unver returned to discuss the proposal for this concept to be located a 3 Logan Square. The nearby City Tap House will manage the sale of alcohol for this project, which will abide by the city noise and vibration code. There will be restrooms onset as required by L&I. Ms. Unver noted that "bars are an essential part of a city" and that they "decrease crime."
- d) 2051 Arch Street, rear addition proposal. Ann Palmer, home owner, is requesting a variance to build this small addition to her house which will provide for a small kitchen on the first floor and a bathroom above on the second. She has the support of her neighbors for this construction.
- e) 233-39 North 23rd Street demolition and construction presentation by Jose J. Hernandez Coxe Park. Proposal is to bring the project into compliance with the existing RSA5 requirements. Single family (3 story luxury brick and glass) residences will be constructed around an interior courtyard. The exiting billboard will be removed from this property. The developer will reach out to near neighbors for their input and will enter into a NDA with LSNA. Developer needs a letter of non-opposition from LSNA.

VI. Zoning Report

Ed Panek, Chair, provided a written report (See Attachment C). There were several zoning related items which needed to be approved:

- a) 2051 Arch Street.

Motion to provide letter of non-opposition. Seconded. Approved.

- b) 233-39 North 23rd Street

Motion to provide a letter of non-opposition provided the developer conducts a satisfactory meeting with and obtains approval of the near neighbors for this development. Seconded. Approved.

- c) Curb Cut for 1944 Hamilton Street

Motion to provide a letter of non-opposition for this project. Seconded. Approved.

- d) PHS Pop Up Beer Garden

Motion to provide a letter of non-opposition for one season with fixed start and end dates. Seconded. Approved.

V. Old Business

- a) Budgets for the upcoming year need to be submitted.

VI. New Business

President Searles noted that he would be unable to attend the LSNA General Membership meeting in June and that tonight would be the last meeting at which he would be in the chair. He thanked all who have provided the association and him with help over the last three years. Much has been accomplished and there will be much to achieve in the future.

There being no further business, there was a motion to adjourn. Meeting ended at 9:15 p.m.



**Nominations for 2015-2016
At Large Board Members**

Zac Arbitman
Bill & Lynn Armstead *
Wendy Blume *
Dennis Boylan*
Edward Dougherty
Laura Foster/Aaron Goldblatt *
Jovida Hill *
Michael Hoffberg *
Valeria Lagauskas *
Rich Leimbach
Kristen Maynes
Hassam Mirsaedi
Drew Murray *
Edward Novack
Sandra Owens *
Edward Panek *
Francine Pollock *
Gayle Ruggeri *
Joe Sirbak *
Anita & Dan Solis-Cohen
Tully Speaker *
Robert Sutton
Pat & Andy Toy *
Nancy & Don Weinberg *
Linda Wong

* currently At Large Board member

David Searles (ex officio)

Nominations for 2015-2016 Officers

President	Drew Murray
Vice President	Jovida Hill
Secretary	Dennis Boylan
Treasurer	Andy Toy

**Designated Members Representing
Residential Buildings in
Logan Square** *(information primarily
from 2014 membership rosters)*

Eileen Frierson	Park Towne Place
Jim Fennell	Tivoli
Jim Ruddick	CityView South
Sheryl Johnson	CityView North
Donna Ferrari	Beechwood Commons
Sven Schroeter	2200 Arch
Pam Doggett	The Phoenix
Robert Funk	2201 Condominium
Brian Robbins	Penn Center
Jennifer Robinson	Watermark
Ruth Rump	Sterling
Louise Quattrone	Kennedy House
Sean Kardon	The Arches
Mathew Cohen	River's Edge

Presented by the LSNA Nominations
Committee May 12, 2015

LSNA Membership Report
May 12, 2015

FY14-15 Membership to Date - Total 305

- Residential - 274 (234 Renewals; 40 NEW) (1 added since last report - NEW)
- Commercial - 31 (24 Renewals; 7 NEW)
 - 11 Building/Condo Associations (8 Renewals; 3 NEW)
 - 20 Businesses or Institutes (15 Renewals; 5 NEW)

Membership Income to Date - Total \$16,100

- Residential - \$9,315 (\$25 since last report)
- Commercial - \$6,785
 - Building/Condo Associations - \$3,600
 - Businesses or Institutions - \$3,185

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

Zoning Committee Report for May 12, 2015

1. **2100 Hamilton Street** - As previously reported, the near neighbors subcommittee met with the developer about their plans for this project. No one agreed to their 11 story and increased FAR revision proposed to be built directly on Hamilton Street. Subsequently, we advised them that the most we might accept is essentially what they could build as of right and no more. That was several weeks ago and we have not had a reply from them yet.
2. **23rd & Arch Street/Schuylkill River Project** - The original developer, with which the near neighbors had met on several occasions and worked out a plan of development acceptable to us, now has to sell their rights to that property. The potential buyer agrees to build in accordance with the plans worked out with us by the original developer.
3. **Museum Towers II** - Construction continues. The Escrow provision has been signed by all parties and we are waiting for the developer to record it.
4. **23rd & Cherry Street** - Nothing new.
5. **Old Please Touch Museum/Brewster/Toll Brothers** - On April 30, a very large number of near neighbors met with the developer to see and hear its revised proposal for the Old Please Touch Museum. The near neighbors vigorously and virtually unanimously rejected the revised proposal. The developer and Council President Clarke's Office have been so advised.
6. **1528 Cherry Street** - Pursuant to Board action last month, we issued a letter of non-opposition to the developer for Administrative Review by the ZBA of changes they decided to make to bring their project more in conformity with what LSNA had originally suggested. The developer then used this letter to support its request for such changes with the ZBA.
7. **233 - 239 North 23rd Street** - There will be an RCO presentation by the developer tonight regarding its proposal to demolish the existing structures and construct townhouses at these locations. In the process the billboard would disappear permanently.
8. **2051 Appletree Street** - There will be a presentation tonight to build an addition in the back of this property. This appears to be non-controversial and has the full support of the near neighbors.
9. **1944 Hamilton Street** - The owner is requesting a curb cut for this property and has the unanimous support of all near neighbors, including 23 signatures. Our schedule tonight is so tight that there is no time for the owner to present. However, the matter is so uncomplicated and straight forward that I will move that we issue a letter of non-opposition.
10. **The Granary** - I left a message with the developer that we wanted to discuss several matters regarding the Tower part of the complex.

ATTACHMENT C (cont'd)

11. **21st & Spring Street** - I contacted the developer and asked that he look into some trash disposal/pickup issues. I have received E-mails promising they would do so.
12. **142 North Broad Street** - A developer wants to build condos/apartments above the garage next to PAFA. They will present next month. Neither PAFA nor the adjoining surface parking lot owner/operator have any objections.
13. **Mormon's 16th Street Construction Project** - There have been complaints by the Flynn Company regarding delivery access and street blockages by the construction company for the Mormons. I met with Flynn and called counsel to address these problems.
14. **Remapping** - The committee met last week and set up a two-step process to try to deal with this matter initially - (a) Identification of hot spots in the community and (b) reliance upon our retained expert to review and insure that the rest of the locations do not need changes and are still in conformity with our Neighborhood Plan.
15. **Neighborhood Development Agreements In Progress** - There are a number of them but none appear to present any significant problems.