



## I. Call to order and introductions

The regularly scheduled meeting of the Logan Square Neighborhood Association was held in the community room of the Atria Center City, located at 150 N. 20th Street, Philadelphia, PA 19103 on Monday, December 16, 2013. (the meeting scheduled for Tuesday, December 10, 2013 having been rescheduled to December 16 due to inclement weather).

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.

**Present:** David Searles (President), John Barrett (Vice President), Sonia Lee (Treasurer), Dennis Boylan (Secretary), Bill Armstead, Gillian (Jill) Bazelon, Wendy Blume,, Sheryl Johnson, Valerie Lagauskas, Sandra Owens, Ed Panek, Dan Solis-Cohen, Tully Speaker, Robert Sutton, Pat Toy / Andy Toy, Nancy Weinberg, Michael Volpe (ex President, ex officio), Jim Fennell (The Tivoli), Jim Ruddick (City View South), Linda Wond (158 N. 23rd St.).

**Not Present:** Rosie Adams, Alexander Barth, Jennifer Hallgren, Jovida Hill, Mike Hoffberg / Sharon Hoffberg, Jim McGrath, Drew Murray, Fran Pollock, Gayle Ruggeri, Joe Sirbak II / Marisa Piccarreto, Lori Westler, Sam Little (ex President, ex officio), Matthew Cohen (Rivers Edge Condominium), 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).

Secretary's Report: The minutes of the November 2013 LSNA regularly scheduled monthly meeting were submitted for approval.

*Motion to approve the November 2013 minutes. Seconded. Approved.*

Treasurer's Report: Treasurer Sonia Lee presented a written report (see Attachment A) and submitted it for approval.

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

## II. Announcements

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A. President Searles extended his thanks on behalf of the Association to the organizers of the Holiday Party, in particular the Events Committee as well as the sponsors who supported this annual event.

B. Holiday Tree Recycling will take place on January 5, 2014 from 9:30 am until 1230 pm in the parking lot of the Boy Scout Building. A \$5.00 donation is requested.

C. The Barnes Foundation Gift shop is offering LSNA members a 20% discount on purchases until December 25, 2013.

### **III. Committee Reports**

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

B. Membership Committee (Tully Speaker, Chair). In November four more members paid dues amounting to \$200, thus bringing the total income from dues for the year to \$13,702.50. Please note also for your information that on 06 December LSNA received a check for \$500 from Rivers Edge Condominium renewing River's Edge's lapsed membership. That, and presumeably other, income will be formally reported in the December committee report.

*Motion: to accept the Membership Committee report. Seconded. Approved.*

C. Nominations Committee (Andy Toy, Chair). No report.

D. Finance Committee (Sonia Lee, Chair). No report.

E. Planing and Design Committee (Sven Schroeter, Chair). No report (See RCO meeting minutes below).

F. Education Committee (Drew Murray, Chair). President Searles reported for that another Education Fair was planned for 2014, and will probably be held in either September or October at the Franklin Institute.

G. Health and Safety Committee (John Barrett, Chair). The final Made in America (MIA) comments have been posted to the lsna website.

H. Communications Committee (Jim Ruddick and Joe McDermott , co-Chairs). A winter issue of the LSNA Newsletter is planned.

I. Events Committee (Marisa Piccarreto, Chair). No report.

### **IV. Presentations**

A. 1528 Cherry Street. Presentation by Daniel P. McElhatton (Attorney, McElhatton Foley P.C.), Marek Maj (Developer, MMB Contractors, Inc.) and Rich Villa (Michael Ryan Architects). The design for this project have previously been seen by Sven Schroeter and Ed Panek. This is a preliminary presentation in anticipation that there will be a future RCO review.. The proposal is to take a 30' x 90' site and construct a mixed use 16 story building. The first 2 floors will be retail (2-9 commercial tenants) with the above floors dedicated to 21 rental units including a

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penthouse on top. The developer needs a zoning variance for parking space construction. The developer is willing to enter into a Neighborhood Development Agreement (NDA) with LSNA. There were a number of questions and comments from near neighbor representatives (Mole Street residents) regarding trash removal, parking and construction related disruptions in the area.

B. RCO Meeting with Zoning Application: Museum Towers II / Forrest City Residential Group. The below minute was submitted to record the RCO meeting held as a part of the LSNA December 16, 2013 meeting:

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RCO Meeting with Zoning Application Museum Towers II / Forrest City Residential Group

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Date: December 16, 2013  
Time: 7:38 p.m. (note this RCO meeting was part of the regularly scheduled LSNA monthly meeting)  
Location: Atria Center City, 150 N. 20th Street, Philadelphia, PA 19103  
Minutes by: Dennis J. Boylan (Secretary, Logan Square Neighborhood Assn.)

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Attendees

LSNA

David Searles (LSNA President)  
Ed Panek (Chair, LSNA Zoning Committee)  
Jim Fennell (Planning and Design Committee)  
19 additional members of the LSNA Board  
20 members of the public

Forest City Residential Group

Jonathan Gertman - Development Associate, Forest City Residential Group  
Abe Naparstek - Senior Vice-President, Forest City Residential Group  
Robert D. Lane, Jr. - Attorney, Stevens & Lee

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Discussion Summary:

1. Introduction by Ed Panek, who stated that this was a scheduled LSNA RCO meeting in advance of a January 7, 2014 Civic Design Review (CDR). Mr. Panek then described the location of this proposed project called *Museum Towers II*. Robert Lane, Jr., attorney representing the Forest City Residential Group (the Museum Towers II developer) was introduced. Mr. Lane noted that there had been several meetings with near neighbors and other participants to address their concerns related to this project and that he and representatives of the Forest City Residential Group were in attendance this evening to make a presentation to the LSNA RCO and respond to any questions. Mr. Abe

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Naparstek, Senior Vic-President, Forest City Residential Group was introduced. Mr. Naparstek commended LSNA for the tremendous process by the LSNA committee in resolving issues related to this project. Mr. Naparstek then described the existing properties and projects which the Forest City Residential Group has built in Philadelphia. Mr. Naparstek noted that the development of this site, has been an intended project by Forest City Residential Group as a sequel to the existing Museum Towers I constructed 25 years ago. He also noted that Forest City Residential Group was committed to LEED certification of this project and that they have made up front decisions to make upgrades in its construction.

2. Mr. Lane, attorney representing the developer, recapped the development process to date, from the construction of Museum Towers I some 25 years ago, through the recession and an initial Fall 2011 presentation for Museum Towers II to the community. A result of the initial contact with the community, there was an adjustment to the plan, to wrap the Tower portion of this project with townhouses along 19th Street and the border of the north side of Baldwin Park. Mr. Lane stated that the developer has meet with both the Spring Garden and Logan Square Neighborhood Association's representatives in this process and that they have attempted to respond to their requests for changes. Right now, this project intends to get a recuasl from L&I and go onto the Civic Design Review.

3. John Gertman, Development Associate for Forest City Residential Group, presented a series of graphics depicting the scope of the project, its location on the map and changes made in response to community input. The scope of this project is: a second 16 story tower and town house development, providing a total of 420 units. The town house units will have peaked roofs. Forest City Residential Group has been in contact with Mark Focht (Fairmount Park Commission) regarding the possible necessity to relocate utility lines along the north side of Baldwin Park. Neighbors have raised questions about permanent ingress and egress along 19th Street, which will be prohibited and memorialized. Forest City Residential Group has reworked the design to minimize the number of blank walls in the townhouse construction. This will be a single phase project. If there is any damage to Baldwin Park, it will be restored and this commitment will be memorialized (along with 25 other items) in the Neighborhood Development Agreement (NDA) which Forest City Residential Group is prepared to sign with the Logan Square Neighborhood Association.

4. The next step is to sign a NDA with Logan Square Neighborhood Association prior to the January 7, 2014 Civic Design Review.

5. Questions:

Q: Will the top of the garage have a green roof?

A: The developer is committed to shielding the garage. Perhaps it will be a combination of architectural elements (arches) and greening.

Q: What happens to 19th street parking where Hamilton Street comes in?

A: The developer is not proposing any change at this location.

Q: Will there be street trees planted? Lighting?

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A; Yes to both.

Q: If there is a need to relocate the utility lines along the edge of Baldwin Park, will the relocation be underground?

A: Yes. In conjunction with the Fairmount Park Commission the lines will be located underground along the north edge of the park.

Q: Will there be interface between town homes and Baldwin park?

A: There will be 16 town homes along the edge of the park. The code calls for a buffer, such as a decorative fence and or landscaping such as low shrubs.

Q: Will there be any entrance to park from the town homes?

A: This is an issue to be resolved with Mark Focht of the Fairmount Park Commission.

Q: The townhouses on 19th street, where will moving trucks be parked?

A: The townhouse units will need 19th street for moving vans. The Tower has its own loading dock, with rules,

Q; Dog walking areas?

A: Both the Tower and homes are rental, with tight control on pets. There is a dog walk and relief area planned.

Q: What are the details on the plan with the Fairmount Park Commission (Mark Focht) on condition of park itself? Will Forest City pay for improvements, such as retaining wall repair?

A: Mark Focht has asked for improvements to the lighting and benches, these have been discussed but not yet finalized.

Q: What is the unit mix compared with existing tower?

A: Half of the proposed units are one bedroom, less 20% studio, 30% two bedroom. This will be memorialized in the NDA, however Forest City Residential Group can change mix to different ratio to adjust for market demand.

Q: Will there be parking spaces available to local residents? The public?

A: This is an open item, Forest City Residential Group is responsible to its residents for parking spaces. They will also run a shuttle bus. In the NDA there will be 350 spaces for tower one and tower two and could make excess available to public or car share type enterprises.

Q: Buttonwood Street at 19th going east, will it stay the same?

A:Yes, there are 3 property owners who need this street.

Q: Our area anticipates 4,000 new residents in next three years, do the economics make sense?

A: Forrest City Residential Group looked at closely at this. This is a \$100mm project, and economic viability is important. We own 1100 apartments in Philadelphia, so we have a handle on the market, which is at 96% occupancy. There is a pent up demand for apartments in Philadelphia.

Q: For the townhouses along 19th street, will the utility lines be underground or on poles?

A: Underground.

Q: For buses running south along 19th, there is no crosswalk. Will you put one in?

A: This is out of Forrest City's purview, the crosswalk request should come from the city. Friends of Baldwin Park are requesting this as well.

RCO Meeting ended at 8:20 p.m and the LSNA meeting continued.

## **V. Zoning Committee Report**

A. Ed Panek, Committee Chair, submitted a written report:

1. Museum Towers II - The developer will present to the Board on Monday December 16. This will be an RCO meeting. Then they are scheduled for Civic Design Review (CDR) on Tuesday, January 7. They will be requesting a letter of non opposition from us on the 16th. They have met with the near neighbors several times, most recently on December 3, and have responded to all questions and agreed to all concerns. Based on this, they generated a draft of a Neighborhood Development Agreement (NDA) which we have reviewed and further revised. It is now ready to be signed by both parties. It covers everything we discussed including escrow funds, recordation, ingress and egress from 1 8th Street only (except during the construction phase of the project), days and hours of construction activity with contact information, townhouses to shield an above ground parking garage, masking of the top floor of the garage, respect for and preservation of Baldwin Park, lighting, landscaping, more than adequate parking with the contemplation of making excess spaces available to the public, plus consideration for car share spaces, etc. Other RCOs, including the Spring Garden Street Civic Association, have been invited to this RCO presentation.

2. 1528 Cherry Street - The developer proposes an office building at this site. This developer also will be presenting to the Board on December 16th. It is expressly agreed between LSNA and the developer that this will not be an RCO presentation. However, the developer will be looking for affirmation of the project in anticipation of an RCO hearing in the near future. Prior meetings with the near neighbors and a preliminary meeting with some members of the City Planning Commission indicate acceptance and approval of this project. Developer has agreed to enter into a neighborhood development agreement regarding this project which will be drafted shortly.

3. Broad & Callowhill - Developer proposes a low rise (4 to 5 stories) residential apartment/retail project on both sides of North Broad Street at Callowhill Street. Presently both sites are parking lots. An equal number of parking spaces to those lost will be provided. This project was previously preliminarily presented to LSNA at the Watermark in the Summer. Developer agrees that this was not an RCO presentation. The developer now has gone to L&I for its refusal and has been advised that they will be scheduled for CDR on January 7. We have explained that we have not had an RCO yet and that an RCO must precede any CDR. Since there is no time for an RCO for this project before January 7, we have requested that the developer voluntarily

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postpone CDR until February and agree to an RCO presentation at our Board Meeting on January 14 to which the Callowhill Street Civic Association would be invited. We believe they will so agree. This will also give us time to draft an appropriate neighborhood development agreement, which they have said they were willing to negotiate.

4. The Granary - The developer has sold their newly constructed building along Callowhill Street to another entity. We are trying to get a meeting with/among Pearl Properties, the new purchaser, and their attorney/attorneys to discuss several matters, including landscaping, trash pick ups, lights shining into the Tivoli in the back of the new building and plans for the completion of the Granary Tower and surrounding property.

5. 1531-33 Cherry Street - The developer has advised that no construction will begin for at least a year because he is an officer in the reserves and his unit has been called up for deployment.

6. 19th & Arch Street - A revision of the Amendment to the neighborhood development agreement for this project providing for a schedule of penalties for violations of the work hour deadlines by the developer was prepared by the attorney for the Kennedy House with our assistance. However, the attorney for the Kennedy House has been sick and the revised Amendment has not yet been transmitted to the developer.

7. 21st & Race Street - Foundation work has begun. Thereafter, a strong rainstorm eroded some of the soil under Van Pelt Street and the Eastern portion of its sidewalk which caused the developer to close Van Pelt Street the length of 2121 Race Street until repairs could be completed. Such repairs have been undertaken and additional foundation work has resumed.

8. 23rd & Cherry Street - There have been no developments since our last report at about which time we advised them we were not in favor of their proposed tower.

9. 23rd & Arch Street - The near neighbor committee met with the developer at the end of October and exchanged ideas. We stressed that preservation of views of the current area residents to the extent possible was very important to us. Recently the developer advised that they were trying to configure their plans to accommodate the views of near neighbors. Part of that solution may involve constructing a hotel next to JFK Boulevard with residential units above; reconfiguring the other two structures and possibly eliminating the middle one; and working with PENNDOT to excavate the ground they own between 22nd and 23rd Streets and between JFK and the RR overpass, where PENNDOT proposes to build a stair/ramp connecting JFK to 22nd Street so that the result would be a green space with pedestrian lighting and light and air to a portion of developer's plan for retail underneath the overpasses (PENNDOT will be unveiling its plans for this sometime in February). In addition the developer would wholeheartedly join with us to see if we can get the RR tracks on our side of the river eliminated and CSX operations shifted to the West side of the river where tracks already exist for this purpose. The developer will meet with the committee about these and any additional matters in February.

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10. Crosstown Coalition - This Coalition was formed to deal with issues regarding the drafting and implementation of the new zoning code. Although that phase is largely over, many members of the Coalition think there is still good reason to keep the Coalition intact to deal with other issues of common interest as they arise. We believe there is merit in this idea. The Coalition has proposed annual fees to remain in the Coalition based on the size of each member's budget. The proposed fee for us would be \$250 per year. We should strongly consider this.

11. Casino Development - The North Broad Street Coalition has reached an agreement in principal with Towers Investments (Bart Blatstein) which we think is very favorable to us and covers everything we wanted. Either Kevin Greenberg, the attorney for the Coalition or I or both of us will provide details on Monday the 16th.

B. Illegal Billboard reclassification. Ed Panek discussed a pending City Council (Keenan) bill which would inadvertently legalize existing illegal billboards. Opposition to this bill has support from a number of civic association in the city (e.g. CCRA) and he recommended that LSNA do so as well.

*Motion: to join with CCRA and oppose unammended, City Council Bill #130656.  
Seconded. Approved.*

C. Billboard advertising on school district buildings. Ed Panek discussed a pending city Council bill (# 130694) that would permit billboard advertising on vacant school buildings in residential neighborhoods as of right and recommended that LSNA make known its opposition to this proposal.

*Motion: to submit a letter of opposition to City Council Bill #130694 permitting billboard advertising on school district buildings. Seconded. Approved.*

D. LSNA and CCRA have jointly made known to City Council, their opposition to a bill which would permit garage construction over a certain size to be exempted from ZBA and neighborhood review.

E. Crosstown Coalition (see V.A.10 above) dues. Ed Panek requested that LSNA remain a member of the Crosstown Coalition and pay \$250 dues.

*Motion: to remain part of the Crosstown Coalition. Seconded. Approved.*

*Motion: to authorize payment of \$250 for annual dues for Crosstown Coalition membership. Seconded. Approved.*

F. Museum Towers II. An NDA has been drafted, including near neighbor concerns and requests as well as a provision for a \$30,000 escrow set aside. It is ready for signature. Jovida Hill will shortly circulate the minutes from the most recent meeting between Forest City and the near neighbors committee.

*Motion: to enter into an NDA with Forest City Residential Group for Museum Towers II, subject to the circulation of the near neighbor minutes by Jovida Hill.  
Seconded. Approved.*

*Motion: to submit to the ZBZ a letter of non-opposition to the Museum Towers II development. Seconded. Approved.*

There being no further business, the meeting was adjourned at 9:45 p.m.

**ATTACHMENT A / Treasurer's Report**



**Treasurer's Report For November 2013**

<b>Balance as of November 1, 2013</b>		<b>\$29,072.13</b>
<b>Cash Receipts</b>		
LSNA Membership Dues		2,646.00
Holiday Party Sponsors		\$285.00
Total Cash Receipts		2,931.00
<b>Expenses</b>		
LSNA Honorariums	(300.00)	
North Broad Community Coalition	(2,000.00)	
Holiday Party Band	(350.00)	
LSNA Annual Mailbox Fee	(360.00)	
Planning, Research, And Development Co.	(1,500.00)	
Total Expenses		(4,510.00)
<b>Balance as of November 30, 2013</b>		<b><u>\$ 27,493.13</u></b>