

Zoning Committee Report for February 11, 2014

1. **Comcast Tower Building At 1800 - 1900 Arch Street** - This project was recently announced. It appears to be basically by right. There will be a presentation about the project to the Kennedy House tonight (2/6/14). We have reason to believe the developer, Liberty Property Trust, will agree to at least a basic Neighborhood Development Agreement (NDA) with the Kennedy House and LSNA.
2. **1900 Arch Street** - We have a meeting scheduled with Philadelphia Management (PM) at the Kennedy House on 2/13/14 to discuss and hopefully finalize amendments to agreements with both LSNA and the Kennedy House. We will also discuss plans for 1924 Arch and how PM can cooperate with both LSNA and the Kennedy House regarding the Comcast Tower Building.
3. **1924 Arch Street** - This site has been acquired by PM which plans to demolish it and build additional units to connect to its construction already in progress at 1900 Arch Street. See (2) above. We will discuss whether this needs to be added to the agreements we already have or are amending or whether it should be the subject of separate agreements.
4. **The Granary** - We met with the developers on January 23rd and discussed our questions and concerns with them. They agreed to reply to each of our concerns on or before the end of February.
5. **Museum Towers II** - We have just recently received a final list of items for possible inclusion in or modification of the agreement we previously entered into with the developer and will now consider and discuss them.
6. **Park Towne Towers** - The owner (AIMCO) wants to make various internal improvements. It will present to the Board on 2/11/14. We anticipate a NDA.
7. **Park Towne Place** - The City wants to make various changes to the strip of land immediately to the North of Park Towne. It will present these plans to the Board on 2/11/14.
8. **23rd & Arch (Schuylkill River Project)** - The developer will update the Board on its plans at our meeting on 2/11/14.
9. **1600 - 1700 Vine Street** - As previously reported, the Church Of The Latter Day Saints (Mormons) acquired this site from the Philadelphia Redevelopment Authority many, many months ago. They are now prepared to announce their plans for this site, all of which are reportedly by right. Their announcement will be with the Mayor on 2/12/14. They wanted to present to us on 2/11/14 to give us advance notice. However, our agenda for that night is full and has been for some time (see items 6, 7, and 8 above). They have agreed to present to us at our March meeting and, despite the fact that they can proceed as of right, will enter into a NDA with us. This can be logically combined with their plans for 1700 - 1800 Vine Street.
10. **Broad & Callowhill** - We continue work on a NDA. The Callowhill Civic Association will collaborate with us on this.

11. **20th & Market** - We continue to work on a NDA with counsel for Brandywine Realty Trust.
12. **The Provance** - The agreement that was entered by members of the North Broad Street Coalition with Tower Investments is anticipated to be recorded either this week or next.

Respectfully Submitted

Ed Panek
Zoning Chair, LSNA
2/6/14