

Zoning Committee Report for September 9, 2014

1. **1900 - 1924 Arch Street** - An agreement has been reached between Philadelphia Management (PM) and the Kennedy House on an amendment to their previously recorded agreement. This will be notarized and recorded this week or early next week. PM has issued an agreed upon check to the Kennedy House in the amount of \$45,000 for violations of the original agreement and the funds have been deposited and collected. LSNA will then also enter into a "me too" amendment to the recorded agreement LSNA has with PM. LSNA and PM have already agreed upon the terms of this amendment. So, this should end this long running matter.
2. **1919 - 1943 Market Street** - We have finalized an agreement with the developer. Signatures will be notarized and the agreement recorded this week. Among other things, the agreement provides for continued unfettered access on Commerce Street and an Escrow provision in the amount of \$15,000 in the unlikely event of any dispute.
3. **2124 Race Street** - There will be a presentation tonight about a possible proposal for a daycare and preschool operation at this site by the owner and operator of other daycare and preschool operations, including one on North 22nd Street. This presentation is for information and discussion only.
4. **Old Please Touch Museum on N 21st Street** - This site has been operated as an art gallery under the name IBrewster. The owner, Nicky Isen, advised me that they were relocating their operations to 1919 Walnut Street and would be seeking to sell their 21st Street location - not through a realtor but by private bids. The first attempt to do so failed and there is no new owner yet.
5. **Race Street 22nd To 21st Street** - The street is currently closed for PGW and other utility connections. These should be completed soon and then the street will be repaved and reopened to the public.
6. **23rd & Cherry Street** - Philadelphia Management hopes to make a RCO presentation for their proposed 26 story project at this site at our October Board meeting (10/14/14). We anticipate holding an internal near neighbors meeting in advance of this.
7. **2100 Hamilton Street** - Cross Properties, which made an information only presentation at our July Board meeting, would also like to get to an RCO by our October Board meeting. However, as I advised them, we have to have our near neighbors meeting(s) prior to any RCO. We were not able to get this organized in August.
8. **River Park at 23rd & Arch** - We have had no communications from the developer about this proposed project recently.
9. **Whole Foods/Rodin Square At 2100 & Hamilton** - Ground breaking was last week. We expect the Neighborhood Development Agreement (NDA) to be recorded shortly.
10. **Dilworth Plaza** - Was dedicated this past week.

11. **The Granary** - The developer is doing work on the tower but still owes us answers regarding several issues the committee posed many months ago. Due to vacations and the press of other matters, we have not been able to get answers to these in August but will pursue them this month.
12. **Sister Cities Park** - We approved a letter on non opposition for some technical matters at our July Board meeting but this matter has not been scheduled for presentation to the ZBA yet.
13. **Various Other Projects** - Work continues on Neighborhood Development Agreements for the following projects: Park Towne; Comcast Tower II; 1528 Cherry Street; Callowhill Street 15th to 13th Streets; Vine Street 16th to 18th; and the old Family Court Building.
14. **New Family Court Building On 15th Street** - This project will be completed soon. The Cherry Street Coalition with the help of LSNA will need to meet with Council members and City representatives to ensure appropriate security, beautification, traffic flow, and eating facilities.

Respectfully Submitted

Ed Panek
Zoning Chair, LSNA
September 9, 2014