

Zoning Committee Report For October 14, 2014

1. **1900 - 1924 Arch Street (South side)** - As previously reported, an agreement was reached between Philadelphia Management (PM) and the Kennedy House on an amendment to their previously recorded agreement. This agreement has now been signed, notarized and recorded. Pursuant to the agreement, among other things, PM issued a check to the Kennedy House in the amount of \$45,000 for violations of the original agreement which has been received and deposited by the Kennedy House. LSNA has a companion recorded agreement with PM and we will now draft, execute and record a companion amendment of that agreement.
2. **1900 Arch Street (North side)** - Some time ago Liberty Property Trust, which is constructing Comcast II, acquired the parking lot on the NW corner of 19th & Arch. On the Northwest side of that parking lot, Liberty is building a temporary two story visual mockup of the exterior of the upper floors of the Comcast II building now under construction at 1800 Arch Street. This temporary exhibit will show glasswork and metal work and will be used to assess materials, colors, etc. It will be dismantled and removed sometime near the completion of the Comcast II building.
3. **23rd & Arch Street/Schuylkill River Project** - The developer advised that they were moving forward with their project and hopes to have plans finalized by the end of October with the possibility of having an RCO presentation to us November 11 or December 9. We should have more details on this shortly. I advised the developer that we want sufficient advance notice so that we can hold a near neighbors meeting prior to any RCO presentation.
4. **23rd & Cherry/Race Street** - PM previously showed us plans for a 26 story apartment building at this site with 15,000 square feet of green space. They originally wanted to make an RCO presentation to us on October 14, but they have cancelled those plans. If and when and what they will present to us is not known. When I have further information, I will schedule a near neighbors meeting in advance of any RCO presentation they want to make.
5. **Broad & Callowhill** - This project was previously presented to us and we approved a letter of non opposition. Counsel advised me that they are in the process of obtaining all the requisite permits but that the project is moving forward.
6. **1823 Callowhill Street** - Scott Orens is the developer for this project and will be making a preliminary presentation to us about this matter October 14. Orens Brothers was the developer for the 22nd & Arch Street conversion.
7. **Old Please Touch Museum On N 21st Street** - No news on a prospective purchaser for this site.
8. **Other Near Neighbor Meetings Still To Be Scheduled** - These include 2100 Hamilton Street (proposed 6 story building in back of the Rodin Museum) and 2124 Race Street (proposed daycare/preschool operation).

9. **Continuing Work On Neighborhood Development Agreements (NDAs)** - These include 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.
10. **Executed NDAs Recordation** - NDAs for Museum Towers II and Whole Foods/Rodin Square have been executed but still need to be recorded.
11. **The Granary** - Work is proceeding on the tower complex but we are still seeking resolution of issues we presented to the developers some time ago with respect to the complex in general.
12. **New Family Court Building On 15th Street** - As reported in the last Zoning Committee Report, 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
October 13, 2014