

Zoning Committee Report for November 11, 2014

1. **2100 Hamilton Street** - The developer presented his proposal to the Art Commission on 11/5/14. The Art Commission unanimously rejected the proposal. It gave the developer the option of withdrawing his proposal or rejecting it by voice vote. The developer withdrew. What happens next, if anything, is not known.
2. **23rd & Arch Street/Schuylkill River Project** - The earliest this project will be presented again to LSNA is January of 2015.
3. **23rd & Cherry Street** - No news on this project. If the developer still intends to go forward, he will need a new RCO date to be scheduled with us or will need to revise his proposal or both.
4. **Broad & Callowhill** - The developer advised us that they are going to go forward with this project but need further permits from the City first.
5. **1823 Callowhill Street** - The developer presented very preliminary plans to us last month. We have heard nothing since.
6. **New Family Court Building on 15th Street** - They plan to open November 17th. The Cherry Street Coalition met with representatives of GSA, the contractor, and the Courts on November 5. Additional meetings are planned to obtain details regarding the art work on Cherry Street, the roof of the new Court Building, the security and feeding of litigants, and the design and utility of Love Park re this facility. The City may have to be involved in this.
7. **Old Please Touch Museum** - Toll Brothers may want to build retail (first floor) and 4 stories of condos above; another developer may want to build office space there. Current zoning would not permit either project.
8. **Near Neighbor Meetings Still To Be Scheduled** - These include 2124 Race Street; the items in # 7 above; and possibly 2100 Hamilton Street.
9. **The Granary** - We need to resolve issues we presented to the developer some time ago.
10. **1528 Cherry Street** - The developers for this site met with us re the work described in #6 above and we made progress regarding the neighborhood development agreement for this project.
11. **Continuing Work On Neighborhood Development Agreements (NDAs)** - These include Park Towne; Comcast Tower II; 1528 Cherry Street; Callowhill Street 15th to 13th; Vine Street 16th to 18th; and the Old Family Court Building.
12. **Executed NDAs Recordation** - NDAs for Museum Towers II and Whole Foods/Rodin Square have been executed but still need to be recorded.

13. **Casino** - The Inquirer has reported that the Gaming Control Commission will meet and likely announce who will get the second casino license for Philadelphia on November 18 at 1 pm at the Convention Center. One of the applicants proposes to build at the old Inquirer building on North Broad Street. I will be present for this. Assuming a license is awarded, I anticipate that there will be litigation and that nothing will move forward for some time. If a license is granted to the applicant in the LSNA area, the North Broad Street Coalition, of which LSNA is a member, has a signed agreement with the developer that will protect our interests.
14. **The Benjamin Franklin Institute** - Two items: (a) the shimmer wall and construction on the South side have been completed; and (b) L&I has approved the Institute's request for a digital sign on the Parkway. The matter is currently on appeal in the Commonwealth Court and is not likely to be resolved before the end of the year. But the appeal does not act as a bar or stay to whatever the Institute wants to do.
15. **1919 Market Street** - Construction is underway.
16. **2400 Market Street** - While this project is not in our jurisdiction, I understand that the site has been sold and that plans are for a retail/apartment complex.

Respectfully Submitted

Ed Panek
Zoning Chair, LSNA
November 10, 2014