

Zoning Committee Report for June 9, 2015

1. 2100 Hamilton Street - We have advised the developer that the redesign and relocation of their proposed 11 story development to abut Hamilton Street is not acceptable to us and that we will not agree to their request for an expanded FAR. That was about a month ago and we are waiting for a response from them.
2. Old Please Touch Museum/IBrewster/Toll Brothers - Toll Brothers resubmitted to the near neighbors but the revised project is still unacceptable and is virtually unanimously opposed. We have heard nothing since then.
3. 23rd & Arch Street/Schuylkill River Project - The developer, NPI had previously advised us that they will probably have to sell that site. Preliminary plans had been made to sell to a local developer which would have developed the site in accordance with plans the near neighbors had worked out with the developer. However, those plans have now fallen through and we are waiting to hear further from NPI.
4. 23rd & Cherry - Philadelphia Management has a new proposal to build a 9 story project at this site. I am waiting to get details and an RCO date and place but 9 stories would still require a variance because it is zoned for only 38 feet.
5. North 23rd Street - 233-35, 237 and 239 - The developer proposes complete demolition of these properties and the existing billboard and construction of single family homes with accessory parking. This matter was presented to LSNA at our last Board meeting but it appeared that all the requisite near neighbors may not have been notified and so the developer is in the process of doing that following which there may be a further meeting on this matter.
6. 142 N. Broad Street - This proposal is for a 4 story addition on top of an existing 6 story garage, all of which would be converted to a total of 116 dwelling units. The RCO presentation to LSNA about this matter will be at our July 14 Board meeting. There is no opposition from the near neighbors (PAFA and a surface parking lot owner).
7. The Granary - We have requested a meeting with the developer to address on going concerns about the development of the tower and surrounding North portion of this site.
8. 21st & Race Street - There have been a number of concerns raised by near neighbors about the continuing construction of this project and we are requesting a meeting with the developer to discuss them.
9. 19th & Arch Street - There may be a violation of the neighborhood development

agreement (NDA) by the developer in regard to this project, which may require court action.

10. Remapping Of LSNA - We have begun discussing internally how to address this issue and retained John Gibbons of Kise Straw to assist us in this process. Mr. Gibbons was previously very involved in and helpful with the development of our Neighborhood Plan.

11. NDAs In Progress - There are a number of them but none appear to present any significant problems.

Respectfully Submitted

Ed Panek
Zoning Chair, LSNA
5/12/15