

Zoning Committee Report for December 16, 2013

- Museum Towers II** - The developer will present to the Board on Monday December 16. This will be an RCO meeting. Then they are scheduled for Civic Design Review (CDR) on Tuesday, January 7. They will be requesting a letter of non opposition from us on the 16th. They have met with the near neighbors several times, most recently on December 3, and have responded to all questions and agreed to all concerns. Based on this, they generated a draft of a Neighborhood Development Agreement (NDA) which we have reviewed and further revised. It is now ready to be signed by both parties. It covers everything we discussed including escrow funds, recordation, ingress and egress from 18th Street only (except during the construction phase of the project), days and hours of construction activity with contact information, townhouses to shield an above ground parking garage, masking of the top floor of the garage, respect for and preservation of Baldwin Park, lighting, landscaping, more than adequate parking with the contemplation of making excess spaces available to the public, plus consideration for car share spaces, etc. Other RCOs, including the Spring Garden Street Civic Association, have been invited to this RCO presentation.
- 1528 Cherry Street** - The developer proposes an office building at this site. This developer also will be presenting to the Board on December 16th. It is expressly agreed between LSNA and the developer that this will not be an RCO presentation. However, the developer will be looking for affirmation of the project in anticipation of an RCO hearing in the near future. Prior meetings with the near neighbors and a preliminary meeting with some members of the City Planning Commission indicate acceptance and approval of this project. Developer has agreed to enter into a neighborhood development agreement regarding this project which will be drafted shortly.
- Broad & Callowhill** - Developer proposes a low rise (4 to 5 stories) residential apartment/retail project on both sides of North Broad Street at Callowhill Street. Presently both sites are parking lots. An equal number of parking spaces to those lost will be provided. This project was previously preliminarily presented to LSNA at the Watermark in the Summer. Developer agrees that this was not an RCO presentation. The developer now has gone to L&I for its refusal and has been advised that they will be scheduled for CDR on January 7. We have explained that we have not had an RCO yet and that an RCO must precede any CDR. Since there is no time for an RCO for this project before January 7, we have requested that the developer voluntarily postpone CDR until February and agree to an RCO presentation at our Board Meeting on January 14 to which the Callowhill Street Civic Association would be invited. We believe they will so agree. This will also give us time to draft an appropriate neighborhood development agreement, which they have said they were willing to negotiate.
- The Granary** - The developer has sold their newly constructed building along Callowhill Street to another entity. We are trying to get a meeting with/among Pearl Properties, the new purchaser, and their attorney/attorneys to discuss several matters, including landscaping, trash pick ups, lights shining into the Tivoli in the back of the new building and plans for the completion of the Granary Tower and surrounding property.
- 1531-33 Cherry Street** - The developer has advised that no construction will begin for at least a year because he is an officer in the reserves and his unit has been called up for deployment.

6. **19th & Arch Street** - A revision of the Amendment to the neighborhood development agreement for this project providing for a schedule of penalties for violations of the work hour deadlines by the developer was prepared by the attorney for the Kennedy House with our assistance. However, the attorney for the Kennedy House has been sick and the revised Amendment has not yet been transmitted to the developer.
7. **21st & Race Street** - Foundation work has begun. Thereafter, a strong rainstorm eroded some of the soil under Van Pelt Street and the Eastern portion of its sidewalk which caused the developer to close Van Pelt Street the length of 2121 Race Street until repairs could be completed. Such repairs have been undertaken and additional foundation work has resumed.
8. **23rd & Cherry Street** - There have been no developments since our last report at about which time we advised them we were not in favor of their proposed tower.
9. **23rd & Arch Street** - The near neighbor committee met with the developer at the end of October and exchanged ideas. We stressed that preservation of views of the current area residents to the extent possible was very important to us. Recently the developer advised that they were trying to configure their plans to accommodate the views of near neighbors. Part of that solution may involve constructing a hotel next to JFK Boulevard with residential units above; reconfiguring the other two structures and possibly eliminating the middle one; and working with PENNDOT to excavate the ground they own between 22nd and 23rd Streets and between JFK and the RR overpass, where PENNDOT proposes to build a stair/ramp connecting JFK to 22nd Street so that the result would be a green space with pedestrian lighting and light and air to a portion of developer's plan for retail underneath the overpasses (PENNDOT will be unveiling its plans for this sometime in February). In addition the developer would wholeheartedly join with us to see if we can get the RR tracks on our side of the river eliminated and CSX operations shifted to the West side of the river where tracks already exist for this purpose. The developer will meet with the committee about these and any additional matters in February.
10. **Crosstown Coalition** - This Coalition was formed to deal with issues regarding the drafting and implementation of the new zoning code. Although that phase is largely over, many members of the Coalition think there is still good reason to keep the Coalition intact to deal with other issues of common interest as they arise. We believe there is merit in this idea. The Coalition has proposed annual fees to remain in the Coalition based on the size of each member's budget. The proposed fee for us would be \$250 per year. We should strongly consider this.
11. **Casino Development** - The North Broad Street Coalition has reached an agreement in principal with Towers Investments (Bart Blatstein) which we think is very favorable to us and covers everything we wanted. Either Kevin Greenberg, the attorney for the Coalition or I or both of us will provide details on Monday the 16th.

Respectfully Submitted

Ed Panek
Zoning Chair, LSNA
12/13/13