

Zoning Committee Report For January 10, 2012

1. 22 Parkway - I have been advised that Brickstone never exercised its option to purchase this location and, consequently will not be building anything at this site.
2. Best Western Parking Lot - Last month I was advised that the owner wanted to open up this parking lot to the public and probably would be making a presentation to us regarding this. I have subsequently been advised that the owner decided not to do so, at least not at this time. However, while they were thinking about doing so, they did at least remove the three illegal signs at this location at our request.
3. 1900 Arch Street - The developer wants to scrap the plan to make one story of this proposed development office space in whole or in part. Instead it would be entirely residential. Neither The Kennedy House nor LSNA have any objection to this but it will require a change in the Neighborhood Development Agreements they have entered into with both of us. We are both awaiting their proposed language changes.
4. 1822 Spring Garden Street - Federman Store D - This matter was scheduled to be heard by the ZBA on January 3, 2012. We sent a draft of a Neighborhood Development Agreement to the Federmans and their counsel in December but they were not able to complete their review of the draft prior to the Scheduled ZBA hearing date. Consequently, they requested a further continuance from the ZBA, in which we joined. The matter has been continued to March 6 at 9:30 am. Counsel told us he anticipated sending us any changes they may have by sometime next week.
5. Museum Towers II - Drafting work on a proposed Neighborhood Development has begun.
6. 1801 Buttonwood Street - Proposed new Subway sandwich shop - This matter was heard by the ZBA on December 14, 2011. We have an agreement with the operator in the form of a series of provisos, which the ZBA adopted and incorporated as part of its approval of this project.
7. 314-324 North 16th Street - Luxury car rentals - This matter was heard and approved by the ZBA on December 14, 2011. In advance of that, we obtained a signed Neighborhood Development Agreement which will be recorded. On signage (which has not been selected by the lessee yet) the agreement provides that before the lessee puts up any signs, they must consult with LSNA first (no digital, flashing, neon, etc.). In addition any signage also will require Art Commission approval.
8. The Granary - I have not received any date yet on which they will actually break ground, other than fairly soon.
9. New Family Court Building - The First Judicial District wants to add a floor to this building. Members of the Cherry Street Coalition, particularly the Metropolitan, are very concerned about this. A hearing was held on this matter before the Art Commission on January 4, 2012. The Art Commission made a motion and voted on it to approve this additional floor without requesting any public comment. LSNA and the Metropolitan strongly objected to this unusual procedure and

got the Commission to vacate its vote and reschedule the matter for its next hearing on February 1, 2012, to hear presentations regarding possible adverse impacts this additional floor may have upon nearby members of the Coalition, including at least both the Metropolitan and the Friends Center. Also under review will be whether the additional floor may now cause the building to exceed the height limitations in the Parkway Controls.

10. 17th & Wood - We have just been advised that a developer which owns some commercial space at this site may want to convert that space to condos and add two more floors of condos. This is still very much in the conceptual stage and will be presented to LSNA at some future time.

11. 131 North 20th Street (SEC of 20th & Cherry Streets) - The owners (husband and wife doctors) want to convert their basement to a recreation area. There will not be any exterior work. They will be presenting to LSNA at our next meeting on February 14, 2012. They have a ZBA hearing date of February 28, 2012. They will be seeking a letter of non opposition from us.

12. The Mormon Temple - There is no word yet on when they want to begin this project. However, I am advised by counsel that they are many months from doing so.

13. Edgewater Phase II - We have received a counter draft of a Neighborhood Development Agreement from the developer which we are in the process of reviewing.

Respectfully submitted

Ed Panek
Zoning Chair, LSNA
January 9, 2012