

CDAG Board Meeting Minutes – 2012

Central Delaware Advocacy Group (CDAG) – April 12, 2012
NLNA 8:00 AM – Recorded Attendance Attached

I. Approval of the Minutes

Minutes of CDAG Board meeting of March 8th, approved

II. Chairman's Report – Matt Ruben

The Zoning Overlay for the Central Delaware now in it's second draft after a round of meetings and discussions that we have had with the Planning commission. The Planning commission is also meeting with other stake holders including the Design Development Workshop. A discussion of the Overlay is on the agenda today. Following our discussion the PCPC is interested in having a meeting with interested delegates later this month. I will email the Board when we have a date. It's typical of this sort of thing to break into working sessions so not all of us needs to attend. We will report back at our next meeting. In terms of City Council there is really nothing new on the agenda. The Overlay will go to Council somewhat later this Spring. We have to remain vigilant to the values of the Master Plan and as always to remain true to it's concept. DRWC has not sent out an RFP for the Spring Garden festival Pier. My understanding is they are still on the way to doing that. I'm guessing it will happen sometime in May. They are also working on some connector trail work specifically connecting Spring Garden to Penn street where Sugar House is.

You may have read in the papers that a developer, Michael Samshick is potentially proposing a very big multi-block development. It would go from Brown street up the west side of Delaware Avenue all the way up Delaware Avenue to across the street from Sugar House. Potentially a residential, commercial entertainment complex. I'm sure we will hear a lot more about it. Potentially it is the biggest development in Philadelphia in years. It will be an adaptive use of existing structures.

III. Committee Reports

1. Treasurer's Report - Rene Goodwin

We are still having a problem with changing the signatures. I believe we have a balance of \$3412.94 in our bank account A few months ago several people people who had been active delegates of PNA agreed to have contributions made by their Civic Associations forwarded to CDAG. We are finally acknowledging those people and there organizations with a Certificate of Appreciation. They are Bella Vista Town Watch, Franklin Bridge North, Queen

Village Neighbors Assoc., Society Hill Civic Assoc., Old City Civic Assoc. and Rivers Edge Civic Assoc. More to follow. Everyone who makes a contribution with get a Certificate of Appreciation. What I need from a few of you is the names and addresses of a few individuals who have made contributions so that I can send them a letter indicating they can take a tax write off for their contribution.

2. Secretary- Richard Wolk

I would like to thank those delegates who had read last month's minutes and took the time to email corrections and improvements making the document more accurate and ready for public reading on the Web.

IV. AMENDMENTS TO TITLE 14 REGARDING THE CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT

Matter added to the Bill by amendment is in **bold**. Matter deleted from the Bill by amendment is in strikethrough.

For Presentation at the March 20, 2012 Meeting Information Only 1

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-507 entitled "/CDO, Central Delaware Riverfront Overlay District," Section 14-203 entitled "Definitions," and Section 14-704 entitled "Open Space and Natural Resources," under certain terms and conditions.

TITLE14. ZONING AND PLANNING.

* * *

CHAPTER 14-200. DEFINITIONS.

* * *

§14-203. Definitions.

* * *

(97.1) Dock

A structure extending from dry land or a pier over a waterway providing access to watercraft.

* * *

(234.1) Pier

A structure supported by piles, posts, pillars, or fill extending from dry land over a waterway.

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.1

¹ Certain elements of the *Master Plan for the Central Delaware* are addressed by the base zoning district requirements of the new zoning code, and therefore are not specifically represented in this Central Delaware overlay. These include: the waterfront setback along Delaware River, build-to requirements along connector streets (which would be accomplished through CMX-2.5 zoning), and parking lot and garage screening requirements.

* * *

§14-507. /CDO, Central Delaware Riverfront Overlay District.
{RESERVED}

(1) Purpose

The Central Delaware Riverfront Overlay District is intended to connect the public and neighborhoods to the waterfront, promote sound economic development, support diverse, walkable neighborhoods, and preserve and renew historic and natural resources.

PROPOSED AMENDMENTS TO TITLE 14 REGARDING THE CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT

Matter added to the Bill by amendment is in **bold**. Matter deleted from the Bill by amendment is in strikethrough. **For Presentation at the March 20, 2012 Meeting Information Only²**

(2) District Boundaries



☐ Central Delaware Riverfront Overlay (Applies to all lots)

The Central Delaware Riverfront Overlay District shall consist of all lots located in the area bounded by Allegheny Avenue on the north, the pierhead line of the Delaware River, as established by the Secretary of War on September 10, 1940, on the east, Oregon Avenue on the south, and Interstate 95 on the west, as shown on the following map for illustrative purposes only.

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(3) River Access Streets

For the purposes of this §14-507, “river access streets” shall mean the following streets²:

²Includes a subset of connector streets identified by the *Master Plan for the Central Delaware* as essential for pedestrian connectivity (see p. 240-243 of the *Master Plan*).

- (a) Mifflin Street.**
- (b) Dickinson Street.**
- (c) Washington Avenue.**
- (d) Christian Street.**
- (e) Race Street.**
- (f) Callowhill Street.**
- (g) Spring Garden Street.**
- (h) Frankford Avenue.**
- (i) Columbia Avenue.**
- (j) Berks Street.**

(4) Uses

(a) On lots with frontage along any of the following, at least one of the uses provided in §14-507(4)(b), below, shall occupy 75% of such ground floor frontage; except where a lot fronts on two or more of the following, this requirement shall apply only to the longest ground floor frontage; and provided that nothing in this §14-507(4) shall require a use not otherwise permitted on the lot:

- (.1) A river access street, as set forth in §14-507(3), above.**
- (.2) Christopher Columbus Boulevard between Washington Avenue and Spring Garden Street; or**
- (.3) The Delaware River between Washington Avenue and Spring Garden Street.**

(b) Required Ground Floor Uses

- (.1) Retail sales;**
- (.2) Commercial services;**
- (.3) Eating and drinking establishments;**
- (.4) Lobbies of multi-family residences, hotels, live theaters or cinemas;**
- (.5) Libraries, museums, galleries, or exhibition space;**
- (.6) Post offices;**
- (.7) Public open space, enclosed public space, enclosed public gardens, public rooms, through-block pedestrian connections;**
- (.8) Entrances to public transit stations or transit concourses;**
- (.9) Residences.**

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(5) Open Area

The minimum open area for lots greater than 5,000 sq. ft. with frontage on the Delaware River shall be 40% of the total lot area.³ Any waterfront setback required by this Zoning Code shall count as open area.⁴

³The *Master Plan* also recommends a 30% minimum open area for non-waterfront sites (p. 221). This will be accomplished through base zoning. Residentially-zoned lots require 30% open area already and CMX-2/2.5/3 commercial zones require 25% open area.

⁴The *Master Plan* calls for a 50' waterfront setback, measured from the top-of-bank, north of Spring Garden and south of Washington Avenue (p. 223). A setback along the entire length of the Delaware is required in a separate section §14-704(5) (Stream Buffers).

⁵ Carried over from existing overlay.

⁶The *Master Plan* limits building heights to 8 stories or 90 ft. (p. 224). The new code does not regulate height by stories. General rule of thumb that the code uses is 1 story = 12' to 13' height to allow for modern floor-to-ceiling heights, therefore an 8-story building could be 100 ft. tall.

(6) Front Yard Requirements⁵

For all new construction on properties fronting on Delaware Avenue or Christopher Columbus Boulevard, front yards shall be permitted. However, in no case shall any building be constructed so that the front yard when combined with the width of the sidewalk exceeds 25 feet. No more than twenty-five (25) percent of the lot frontage on Delaware Avenue or Columbus Boulevard shall be occupied by surface parking or loading areas, driveways, or parking aisles.

(7) Building Height

(a) The minimum building height shall be 25 ft.

(b) For base zoning districts that are regulated by a maximum floor area ratio in §14-701 (Dimensional Standards), the maximum building height shall be 100 ft.⁶, except the Commission may authorize waivers from the terms of this subsection as will not be contrary to the public interest, will not be inconsistent with the goals of the Comprehensive Plan, will not adversely affect surrounding areas, and where, owing to special conditions, a literal enforcement of this subsection will result in serious practical difficulty.

(8) Off-Street Parking

In any Residential, Commercial, or Special Purpose district, vehicular ingress and egress is prohibited to and from the river access streets set forth in §14-507(3), above.

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(9) Site Design

When a lot abuts (a) the intersection of both a river access street and either Delaware Avenue or Christopher Columbus Boulevard and (b) a public open space or recreational

trail, the site design shall include a 12 ft. wide open area of unencumbered space leading from the intersection to the public open space or trail.

(10) Form and Design

Single-story buildings containing at least 10,000 sq. ft. of gross floor area of which 75 percent is occupied by a single use shall comply with the following. For the purposes of this section, intermediate floor levels such as mezzanines shall not count as a story.⁷

⁷This is an alternative to prohibiting retail uses larger than 10,000 square feet (p. 220 of the *Master Plan*). It expands beyond the basic form and design requirements in the zoning code because it requires articulation on all 4 sides of the building and increases the percentage of articulated wall area from 30 to 50%. It also requires pedestrian plazas.

⁸Addresses the ground-floor transparency and minimum sidewalk widths recommended on p. 227 of the *Master Plan*.

(a) Façade articulation is required for each building façade. Between the average ground level and a height of 25 ft., a minimum of 50% of the wall area must include one or more of the following features:

(.1) Ornamental and structural detail;

(.2) Projections, recesses, or other variations in planes; or

(.3) Transparent windows or other transparent glazed area.

(b) For every 10,000 sq. ft. of building area, there shall be 500 sq. ft. of public plaza in proximity to at least one of the building entrances. Bicycle parking required by §14-804(1) (Required Bicycle Parking Spaces) shall be located in the public plaza. The public plaza(s) shall have a minimum of 1 bench and 1 tree per 250 sq. ft. of public plaza. Vehicular traffic and loading are prohibited from accessing required public plazas.

(11) Civic Design Review⁸

(a) Applicability

For any development that fronts on Delaware Avenue, Christopher Columbus Boulevard, the Delaware River, or a river access street, as set

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forth in §14-507(3), above, and is subject to civic design review under § 14-305(4)(b), the Civic Design Review Committee shall consider, in addition to the criteria set forth at §14-304(5)(f), the criteria set forth at §14-507(11)(b).

(b) Criteria

(.1) Whether the building has transparent windows or other transparent glazed area covering at least 50% of the ground floor façade.

(.2) Whether the sidewalk widths along river access streets are consistent with the *Philadelphia Pedestrian and Bicycle Plans*.⁹

⁹The *Master Plan* calls for 15 ft. sidewalks on all river access streets, however 15 ft. sidewalks may not be able to be accommodated on all streets. Instead, the overlay references the *Philadelphia Pedestrian Bicycle Plan* which takes into account street widths.

¹⁰ From existing overlay.

¹¹ Amended to exclude docks and piers from the prohibited uses in a setback.

(.3) Whether the project supports current or future public access to the waterfront.

(12) Conflicting Regulations¹⁰

Notwithstanding §14-501(2) (Interpretation), when the provisions of this §14-507 are in conflict with the provisions of §14-405, SP-ENT, Entertainment (Special Purpose) District, the provisions of §14-405 shall apply.

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS.

* * *

* * *

(5) Stream Buffers

* * *

(b) General Standards

* * *

(.2) The following activities and uses are prohibited within the stream buffer:

(.a) Permanent or temporary structures, except for **docks, piers, and** structures accessory to public open space.¹¹

IVa. REVIEW - Joe Schiavo

I went through the latest document posted by the Planning Commission. It should actually be dated March 15th, not as it appears March 20th. What I handed out goes through point by point whether edits we suggested have been incorporated or not. I feel we may need additional information and may need to reinforce points we made previously. (Secretary's note: I have printed in **bold** comments made by Joe to segments most concerned about.)

PROPOSED AMENDMENTS TO TITLE 14
REGARDING THE CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT

14-203 Definitions

(97.1) Dock – our suggestion was incorporated into this definition.

(---) Pierhead Line – this definition has not been added, due to the fact that the term “Pierhead Line” is used only once within the document, and is self-defining, at that point in the document.

14-507 (1) Purpose – this clause has been altered from the original and does incorporate some of our recommendations. The spirit and detail of this section appears acceptable.

14-507 (2) District Boundaries – the text of this clause is unchanged and CDAG offered no edits. This clause has been enhanced by the inclusion of a map of the area.

14-507 (3) Riverview Streets – The term Riverview Streets has been replaced by the term River Access Street, as anticipated.

14-507 (4) Prohibited Permanent Structures – this section has been deleted from the latest draft of the document. The idea was that this section prohibited the establishment of structures that were in line and would block the eastward extension of a River Access Street. Therefore we need an explanation as to how that might otherwise be controlled if such a prohibition is eliminated from the overlay. It may be the case that the Planning commission was not yet prepared to give us a full explanation because it's addressed in some other section of the Overlay and they do not want redundancy. However we will be meeting with them shortly and we will have to flush that out.

14-507 (old 5, new 4) Uses (a) – this clause has been enhanced and as such, has addressed a few concerns that arose during our meeting with PCPC staff.

14-507 (old 5, new 4) Uses (b) – our recommendations on points (.4) and (.7) have been incorporated.

14-507 (old 5, new 4) Uses – Prohibited Uses – no portion of the proposed list of prohibited uses we articulated and carried over from 14-1638 have been included in the current draft. It was a list of prohibited uses we felt, as well as Councilman DeCicco felt, was necessary in the original Overlay. We had recommended that all of these uses should be carried over. It will be necessary to request an explanation as to how the Central Delaware will be protected from these potentially detrimental uses. An explanation we received was that these prohibitions may be in another part of the code. We need to know where it is in the code.

14-507 (5) Open Area - this clause is unchanged. We had recommended that paved parking areas not count as open area, but due to such allowance within the new zoning code, such an exception to the generic regulation was deemed to be unfair along the Central Delaware. Also, there is a requirement within this Overlay that certain riverfront properties would have an open area requirement of 40%, and other parcels would have an open area requirement of 30%-25%, depending on the underlying zoning classification.

14-507 (6) Front Yard Requirements - Our recommendation that this clause address the entirety of the lot frontage, rather than the building width, has been incorporated. Otherwise, this clause is essentially the same, except that this clause now permits 25% of the lot frontage to be occupied by surface parking or loading areas, driveways, or parking aisles. The amount of this area from the curb to the structure, if you allow for the side walk, would rarely have a parking space 18' deep. So it was designed that

Delaware Ave. wouldn't be lined with parked cars but the new standard seems to allow for parking although this may not be so. We need a full explanation of this. We don't want to see active uses with parking in front. That takes on a more suburban than urban look.

**14-507(7) Building Height – (a) minimum building height of 25', unchanged
14-507(7) Building Height – (b) maximum height remains at 100', but the specific base criteria by which the Commission may grant "waivers" to the height regulation, have been deleted It is concerning that the Commission will be positioned to grant "waivers", as different from the ZBA granting variance to a zoning regulation. We question whether this would actually be legal. It seems to be in conflict with the ZBA's right to grant variances. We need an understanding of that. We really don't know where buildings of certain heights will be until they re-map. Given that the Master Plan shows were various size buildings will be we would hope that this will translate into the zoning re-mapping.**

14-507 (8) Off-Street Parking – this clause is unchanged; we offered no edits.

14-507 (9) Site Design – this is a newly added clause that is a welcome addition prescribing public access to the recreational trail and/or public open space.

14-507 (10) Form and Design (a) (.1) (.2) (.3) (b) – this section is unchanged; we offered no edits.

14-507 (11) Civic Design Review (a) (b) (.1) (.2) (.3) – our suggested edits have been incorporated into clause (a), and a third point recommending it be added under clause (b), has been added.

14-507 (12) Conflicting Regulations – this is a new clause added to clarify that in the case of a parcel classified as SP-ENT Entertainment (Special Purpose) (casino) under Section 14-405, within the Overlay District, provisions of 14-405 will prevail. This is exclusive to a casino. City Council has the authority to issue a license on any parcel in the city.

Joe will be attending the next meeting with the PCPC and urges all to look over the documents he handed out. If you have questions or concerns please funnel them through him.

V. Review of Sign Ordinance Proposed 2/21/12 - ROB KETTELL

Rob has taken upon himself the task to completely review and comment on all aspects of a proposed sign ordinance for the city. The PCPC is taking comments and will be coming out this month with a revision that they will send to City Council so that it could be passed by August 22nd along with the rest of the

Zoning Ordinance. When they did the Zoning Ordinance, you'll remember, they took out the signage language including what was in the Overlay. Now all signage is to be together as a separate ordinance. Their suggestions are in black and Rob's comments in blue. Those sections most critical to the Central Delaware are 400, 500 and 900 and will be discussed here:

Chapter 400: Base Zoning Districts

This section provides amendments to several Special Purpose districts. **There is only one special purpose District in the Central Delaware:**

- The **Entertainment Special Purpose District** covers the Sugar House Casino and allows for multiple building signs:
 - "by right" - an unlimited number of signs up to 5 sq ft of lot frontage; freestanding signs up to 40 ft; animated illuminated signs and digital signs if more than 150 ft from residences or more than 300 ft if facing residences
 - with Art Commission approval – 1 freestanding sign per 80,000 sq ft of lot to a height of 40 ft; plus 2 roof signs up to 20 ft above the roof if within 2,000 ft of river or unlimited height if beyond 2,000 ft of river; animated illuminated and digital signs if beyond 150 ft of residences or beyond 300 ft if facing residences
 - **This will result in an excessive amount of signage. These requirements should be tightened.**

Chapter 500: Overlay Zoning Districts

This section provides amendments to several Overlay Zoning Districts. **Currently there is only one Overlay Zoning District in the Central Delaware.**

- **The Vine Street Area runs from Race to Spring Garden Streets and the proposed regulations seem appropriate.**
- **We would want to recommend that a second Overlay Zoning District be created for the Central Delaware Area that runs from I-95 to the Delaware River and from Allegheny to Washington Avenues.**

Chapter 900: Signs

This Chapter contains the revised accessory and non-accessory sign controls. Among the most notable:

All signs (§14-903) - Current signs that do not have a permit must obtain a permit and a permit is required to change the type of sign (from static to video, for example) – this is good.

Signs on buildings (§14-904 accessory)

- In each zoning district there are regulations for building signs: but in all zones mechanical movement signs and roof signs are prohibited **roofline, – this is good. It is not clear which zones will be applied to the Central Delaware, but we recommend:**
 - **limit the number of sign on any building to 6 – there are currently no limits in most zones,**
 - **limit the location of building signs to below the second floor window in residential and commercial zones – rather than below the prohibit freestanding digital signs in residential and commercial zones,**
 - **signs not advertise brand names of products that are not sold on premise, and digital signs on buildings have the same brightness, movement and animations regulations as billboards.**

Billboards (§14-905 - non-accessory)

- Regulations for billboards fall in 3 types of locations:
 - always allowed in “Permitted Locations” - primarily industrial zones
 - not encouraged in “Removal Locations” – including I-676 (Vine Street Expressway), I-95 between Vine Street and Cottman Avenue, Market Street, and CMX-2 and CMX-2.5 zones
 - not allowed in “Prohibited Locations” – including 660 ft of I-95 ramps, 660 ft of “the outward edge of the right-of-way lines” of I-95, 660 ft of bridges over the Delaware River, 500 feet of I-95 interchanges, 500 ft of residential zones or public parks, and the roof of buildings.
 - **We recommend that I-676 and I-95 in the Central Delaware Area should be “prohibited” rather than “removal.”**
 - **Signs within 660 ft of the Delaware River should be “prohibited.”**
 - **Under the old code billboards were prohibited within 500 ft of schools, churches and graveyards. It is suggested that these old regulations be kept.**
- **New billboards can only be constructed if existing billboards are removed according to ratios that vary from 1:1 to 4:1 depending upon type of sign (digital or non) and location. This is all good.**
- **Flashing or moving lights on billboards are not permitted unless less than 9 sq ft on parking lot entrances. Digital billboards must be less than 500 sq ft.; message changes must last for over 8 seconds; motion is prohibited; luminance must not be greater than 2,500 nits during day or 250 nits at night. These motion and brightness regulations seem appropriate and should be applied to building signs (accessory signs) also.**

Maintenance of signs (§14-907)

- All signs must be maintained in a safe manner. Prohibited (grandfathered) signs cannot be reconstructed if it becomes necessary to replace the entire sign. Both of these regulations are necessary.

The following sections do not exist. I have taken the liberty to add them because I feel it is important to regulate as such:

Signs in public spaces (§14-908)

- **Currently there are regulations for signs on newspaper stands and sidewalk vendors, but no other “street furniture” is regulated. Currently there are no other regulations for signs in public spaces. To correct these problems, and to continue the process of consolidating all sign regulations in one place in the code, we recommend the attached §14-908 be added.**

Signs on public facilities (§14-909)

- **Theoretically the code covers signs on public buildings, but this should be detailed. Other public property should also be covered by this code. Therefore we recommend that the attached §14-909 be added.**

Sign review (§14-910)

Currently Creek Parkway, Roosevelt Boulevard Area and the Fairmount Park Area have a “special sign review” process, but the rest of the city does not. A citywide sign review process is recommended

Q: Since there is now nothing regulating signage along the Delaware is this

something we want to do? The answer was yes. Non-accessory signage is our principal concern. We asked for a signage prohibition in our overlay so to be consistent we should continue to stress that. In terms of the entertainment district signage rules as Rob said those standards are excessive. A digital sign 300' from a residence, specially a bedroom, would be the brightest light into that bedroom. So there is more protection needed. Right now prohibited areas are bridges and roads. We should add rivers to the code. Enforcement of regulations has to be important. Section 300 is Administration & Procedures who have enforcement responsibilities. No matter what changes are made if they continue not to enforce the regulations it doesn't change anything.

In summary, When it comes to signage we are asking for a special area district on the Delaware with signage regulations that includes restoration of some of the currently existing billboards and also asking for protection of the river from billboards We should ask for a sign review broad for all billboard signs. We need to find out who we need to talk to at City Council. The time frame on this is between now and our next meeting. We definitely should talk to Councilman Squilla since the central Delaware is his District. Between now and our next meeting we will organize ourselves to advocate before the PCPC and City Council. They want this introduced to Council by mid May.

VI. Discussion of DRWC Traffic Study - Matt Ruben

Pennsport has raised this issue several times and I just want to make sure we talked about it briefly and to decide what we need to be saying or advocating. Some feel the study is flawed in that arterial streets coming to the river have not been part of the study. We were told they didn't have the funds to do that. It's most important because of the impact of people coming to and from may be our biggest concern. The DRWC commissioned a traffic study limited to the planning area. The scope did not include a study of connector streets as well as I-95 outside the planning area. The traffic doesn't stop at the planning area. When we met with the people doing the study it was clear every traffic study has its limits and in this case the controlling limiter was the budget. This is the best study to rectify problems in the near term but, they did acknowledge there would be further studies in the future to take into consideration the next major development project. Where is the study now? We know the counts are done and they are starting to analyze them. Do we want to see raw counts or do we want to see what the preliminary results are. We should move forward with an offer by an executive board member to approach a known traffic engineer to appraise the study. Matt's inclination is to call Sarah and to ask to see what analytical information they have that we can look at and to find if the study took into consideration industrial and bike traffic. Does the study identify future problems? Also what's not being covered. Does that sound like a reasonable list?

VII. Old Business

1. Redesign of CDAG’s Brochure - Joe Schiavo

I have for the past couple of months been working on revisions. I have two sets of proofs I am handing out. Each has a different paper weight. Look them over and please offer any additions and comments you may have. There is still time to make changes. I also want to give credit to DRWC for having one of their creative interns help Diane and I to finish the styling of the brochure. DRWC also provided a majority of the photographs and did many things to enhance the brochure. We hope to have these done by the time of the Shad Festival. The cost on the lighter weight paper in which Diane and I agree is the better choice because it doesn’t crack when folded as the heavier paper does is \$195 for 100, \$300 for 1000. So I think you would consider approving this expense for 1000. Several suggestions were made that will be incorporated into the final version.

2. Shad Festival- Laura Lanza

This is one of the biggest events of the year. We need volunteers. We have been authorized to buy a pop up tent. The date is April 28th or 29th if it rains on the 28th.. Diane will take the lead on this. Laura will help. There is a fee for having a table.

Meeting called for adjournment at 9:30 AM

**Next regular scheduled CDAG Board meeting is scheduled for
May 10, 2012
Edward O. Malley Recreation Center, Pennsport 6:00 PM**

CDAG Board Member Organizations Roll Call:

	CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Pre sent (X)	Quorum Count
N / V	Delaware River City Corp.	Tom Branigan (P)	N/V	N/V
1	Dickinson Narrows Civic Assoc.	Jeff Wiesner (P) Jane Wykell	X	
	Dickinson Narrows Civic Assoc.	Alan Sabel (A)	X	1
2	Fishtown Neighbors Assoc.	Micah Hanson (P) HHHHHHHHhHansonH anson (P)	X	2

	Fishtown Neighbors Assoc.	Matt Karp (A)		
N / V	Franklin Bridge N. Neighbors	(P)	N/V	N/V
3	Neighbors Allied Best Riverfront	Mary Stumpf (P)	X	3
	Neighbors Allied Best Riverfront	Dianne Mayer (A)	X	
4	New Kensington Development Corp.	Sandy Saltzman (P)	X	4
	New Kensington Development Corp.	Carla Castillo (A)		-
5	Northern Liberties Neighbors Assoc	Matt Ruben (P)	X	5
	Northern Liberties Neighbors Assoc	Ira Upin		
6	Old City Civic Association	Joe Schiavo (P)	X	6
	Old City Civic Association	Rob Kettell (A)	X	
7	Old Swedes Court Homeowners Assoc.	Honey Pertnoy (A)	X	
	Old Swedes Court Homeowners Assoc.	Kathy Rush (P)	X	7
8	Olde Richmond Homeowners Association	Phil Stolfus (P)	X	8
	Olde Richmond Homeowners Association	Travis Hanmer (A)		
9	Pennsport Civic Association	Tom Otto (P)	X	9
	Pennsport Civic Association	Jim Moylan		
1 0	Penn Future	(P)		
	Penn Future	Christine Knapp (A)		
1 1	Pennsylvania Environmental Council	Patrick Starr (P)		
	Pennsylvania Environmental Council	Chuck Knolls (A)		
1 2	Pennsylvania Horticultural Society	Jennifer Mahar (P)	X	10
	Pennsylvania Horticultural Society	Tammy DeMent (A)		
1 3	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)	X	11

	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)		
14	Queen Village Neighbors Association	Richard Wolk (P)	X	12
	Queen Village Neighbors Association	Jeff Hornstein (A)		-
15	River's Edge Community Association	John Scorsone (P)	X	13
	River's Edge Community Association	Rich Stange (A)		
16	Society Hill Civic Association	Steven Weixler (P)	X	14
	Society Hill Civic Association	Laura Saltzom (A)		-
17	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	15
	Society Hill Towers Homeowners Assoc.	Jim Moss (A)	X	
18	South St. Head House Business District	Krystal Souvanlasy(P)		-
	South St. Head House Business District	Joette Adams		
19	Whitman Council	Rich Lazar (P)	X	16
	Whitman Council	Mark Kapzcynski (A)		

(* 10 voting Board members required for a meeting quorum)

Total: 16 Voting

Friends and Guests of CDAG Present:

Rene Goodwin, Treasurer
 Kelly Patrick Gates, PlanPhilly
 Briget Keegan, Penn Praxis

