

CDAG Board Meeting Minutes – 2012

Central Delaware Advocacy Group (CDAG) – June 14, 2012
NLNA 8:00 AM - Recorded Attendance Attached

I. Approval of the Minutes

Minutes of CDAG Board meeting of May 10, approved

II. Chairman's Report – Matt Ruben

Some of you may already know that three new projects by the same developer will be coming before the next meeting of the Planning Commission Two were submitted for information only are narrow buildings to be located on piers, one south of Dockside and the other next to Waterside Square. The third is the largest called Marina View Apartments and will be located north of the Ben Franklin Bridge abutment and will end at Vine St. The issues are the height which exceeds the 100' limit, the lack of creativity of the building and lack of retail space on the ground floor

I have the plans of these projects. Unfortunately I got the plans last Friday and then I immediately emailed them to the CDAG Board list. My recommendation would be, because we don't have time, is to draft two letters one that projects that go over 100' have to hold the line and the other that 100' is the guide and if you go over this limit it is very important to determine if it is in the public's interest. When the CDAG Board gets these drafts, via email, we should think about what we wish to do.

In addition the developer has proposed a project called Marina View, 130 foot 180 apartment units to be constructed on the north side of the Ben Franklin Bridge and was presented to the Commission who had reservations but let it go forward. The plan of development needs to be approved by the Planning Commission. The issue is the permanent Overlay is not in affect yet the interim one still is and that definitely should have an impact on the discretion of the Planning Commission because it exceeds the standards of the Central Delaware Overlay. We can discuss this further in new business.

Finally in City Council this week they met to consider a number of amendments that are part of the so called "amendments to the city zoning code". As part of that there arose some issues. Some good news was that while the Central Delaware Overlay expires on august 22nd Councilman Mark Squilla introduced a bill to extend that so that there will be no gap. It was reported out favorably by the committee and we have reason to believe it will be passed by the Council and the Mayor. As you may know the 100' set back from the water had no language in the Overlay and the reason for that is because it is covered under base zoning in the larger Zoning Code. Also there is now push back on the 50' stream buffer,

in Council, that could impede development. This concern was raised in the context of clarifying any industrial development taking place. These concerns were fueled by Craig Shelter at the Development Workshop and picked up for various reasons by some council members. So stream buffer is now at risk. Yesterday City Council passed legislation giving it the authority to prove or declare valid a hydrology map on which a stream buffer is based. My understanding is that Council's view of the water is not promulgated regulation. If there is no clear hydrology map there is no stream buffer. As of now the only part of the city where there is a protected set back of the water is the Central Delaware. The permanent Overlay, as far as CDAG is concerned, is going to need a permanent stream buffer. Finally, the maximum time for the design review process for this was shortened from 270 days to 150 days. There was also in the base zoning code attached to the Central Delaware a maximum parking allowance of 125% of the gross floor area of building project. That cap was lifted by Council. It may not affect the Delaware because of other factors that may obviate the concern.

III. Committee Reports

1. Treasurer's Report - Rene Goodwin

Finally we have our ducks in order. I'm just waiting for our checks to be delivered to the post office box. I have not accessed the box. I need to know where it is. In the month of June our statements will finally go to the box not to the former treasurer's house. As treasurer I have two goals one goal is to raise some funds with the help of all of you. We will talk about that next month. My other goal is to make us audit proof. We as a 501/c/3 organization have existed long enough to have a fiscal track record. It doesn't take a lot of money to have a fiscal track record or to be audited. I wish to make sure we are audit proof. In line we do not have a current budget. We have limited funds.

Last Balance:		\$2740.68
2 checks to Joe Schiavo/ Mary Stumpf:	671.70	
Request for projector- Diane Mayer:	<u>500.00</u>	
Balance to Date:		\$2240.68

I have to talk to Matt because I have a feeling there is a small amount due relative to the web site server. Also I have to look at the records again and find when our liability insurance is due. Also by next month I will bring back more reports on the bank program we talked about. We will also talk about trying to figure out how to raise money. There was in the past a grant that I know very little about. Marsha Bacal has agreed to look over what we have got and to make some preliminary investigations to see if we are eligible to get this grant again or to find out from our public officials if there is a sum we could get from them. I have instituted a very simple form for anyone asking for money for an authorized purchase. A two part form: requisition and receipt of payment to be kept in a file.

As a 501/c/3 we will investigate to see if we are eligible for exemption from the sales tax on purchases. You would have to apply by filling out a Pa. State form to see if we are.

2. Secretary- Richard Wolk

I wish to thank Dianne for reading the minutes and calling my attention to some errors she caught and was therefore corrected in the final version approved tonight.

3. Outreach - Dianne Mayer

I am now taking a look at our web site to see what it says about our civic vision as well as the Master Plan and to update where needed. The Executive Committee also approved a recent expenditure for a projector.

V. Zoning Overlay - Matt Ruben

When we last met there were concerns about certain parts of the Overlay. We had serious concerns over some of the key provisions. We now have a reprieve and we are going to gear up and make sure the Planning Commission, City council, etc. are aware of how we feel the Overlay looks to insure that it displays the principals of the plan. We are dealing with the Planning Commission who we know makes good faith efforts but they do work for the Administration and are very limited on many issues of what they have to say to Council and in dealing with DRWC who has a way in which they have to operate. As a civic advocacy group we also have different ways in which we have to operate. More folks have to take the responsibility of getting involved in our advocacy roles. The Overlay was extended and Councilman Squilla introduced the permanent Overlay that will be taken up in September when council reconvenes. We have the summer to try to move the ball forward. Seemingly the Development Workshop is the source of some of these impediments. After the Council session is over and later in the summer we will meet with Councilman Squilla whose council district is along the Central Delaware and therefore the lead in Council on these matters.

VI. DRWC Traffic Study - Matt Ruben

I was hoping a representative from Pennsport would be here. They have concerns about the traffic study. In part the scope of the study. Not only do they have concerns but a lot of us also do. DRWC for weeks says there are some details still to be worked out. They study has been going back and forth between Streets and Penndot. There is some hesitancy to provide information before that input. I Spoke to the Steve Barkley the key person for the Streets Department yesterday and asked if he could just email us something. I explained that CDAG has a history o reviewing documents of the Master Plan, etc were information is shared with CDAG delegates. He said it's an on going work product so he can't release it to the full public. We expressed that we are not there publishing

documents that shouldn't be published. He understood that. What he said was he felt CDAG delegates would be invited to a meeting with in advance of the open meeting in July. The three basic goals of the traffic study is 1) to try to move traffic more efficiently, 2) in non-peak times to prevent traffic from going too fast and 3) to develop a systemic plan to give safe access to pedestrians. They are looking at correcting signal time. This is the first time we heard from anyone that they are concerned about pedestrians. Public transportation is probably not a part of this study.

DRWC in concert with the National Land Trust acquired the piers behind Pier 70 and there have been some concerns by Pennsport of the process by which DRWC bought the property. Concerns of lack of community involvement. More recently their the letter delivered to DRWC at their executive meeting that talked not only about the process but questioned the wisdom of acquiring and instead of trying to create a small park, small greener spaces that would provide more of a stepping stone to the water. There was a questioning of the thinking of building something else there. Rene: concern was more of any entity acquiring land of any sort without the courtesy of any communication with the community where the land sits.

VI. Old Business

1..Marina View Project - Rich Strange & Joe Schiavo

River's Edge and Old City, in combination, wanted the Planning Commission yesterday, to tell the developer to please work with us more on the project design. The architects have presented at two to three community meetings that Joe and Rich attended and made no significant changes. The neighborhoods are not happy and or pleased that the Planning Commission did not say, "Work on this some more."

CDAG's letter urging them to accept the suggestions made by the civic groups and adjust the project in accordance to their suggestions. But we were really pleased that the DRWC showed up at the Commission meeting. We didn't know if the DRWC would take an active role when it came to a development because of their connection to the city. But they did. They made a strong statement urging the Commission to apply the standards of the Master Plan. Also pointed out to the Commission specifically what standards needed to be met before it should allow a waiver of the height limit of the Master Plan. She pointed out that it did not. But the Commission did approve this plan of development without any recommendation of changes. After the review of this project by the Commission We are confused as to what is so horrible in suggesting to the developer to come back in two weeks with an adjusted project. One of the commissioners pointed out and reminded the other commissioners that the staff had made five or six recommendations to the developer, three of which were our recommendations, in part and they ignored the others.

2. Signage - Rob Kettell

Signage Ordinance should be put back on our agenda. These regulations are very technical and the Crosstown Coalition has done a great job in producing a technical document and summary. CDAG will work over the summer to produce a one or two page letter highlighting bullet points. Rob will take the lead on this working with others.

Meeting called for adjournment at 7:05 AM

**Next regularly scheduled CDAG Board meeting is scheduled for
July 12, 2012
Weccacoe Playground (Catherine & 4th Sts.) At 6:00 PM**

CDAG Board Member Attendance Record - June 14, 2012

	CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Present (X)	Quorum Count
N / V	Delaware River City Corp.	Tom Branigan (P)	N/V	N/V
1	Dickinson Narrows Civic Assoc.	Jeff Wiesner (P)		
	Dickinson Narrows Civic Assoc.	Alan Sabel (A)		
2	Fishtown Neighbors Assoc.	Micah Hanson (P) HHHHHHHHhHans onHanson (P)		
	Fishtown Neighbors Assoc.	Matt Karp (A)		
N / V	Franklin Bridge N. Neighbors	(P)	N/V	N/V
3	Neighbors Allied Best Waterfront	Mary Stumpf (P)	X	1
	Neighbors Allied Best Riverfront	Dianne Mayer (A)	X	
4	New Kensington Development Corp.	Sandy Saltzman (P)	X	2
	New Kensington Development Corp.	Carla Castillo (A)	X	-
5	Northern Liberties Neighbors Assoc	Matt Ruben (P)	X	3
	Northern Liberties Neighbors Assoc	Ira Upin		
6	Old City Civic Association	Joe Schiavo (P)	X	4

	Old City Civic Association	Rob Kettell (A)	X	-
7	Old Swedes Court Homeowners Assoc.	Kathy Rush (P)	X	5
	Old Swedes Court Homeowners Assoc.	Jeff Rush (A)		-
8	Olde Richmond Homeowners Association	Phil Stolfus (P)		
	Olde Richmond Homeowners Association	Travis Hanmer (A)	X	6
9	Pennsport Civic Association	Tom Otto (P)		
	Pennsport Civic Association	Jim Moylan		
10	Penn Future	----- (P)		
	Penn Future	Christine Knapp (A)		
11	Pennsylvania Environmental Council	Patrick Starr (P)		
	Pennsylvania Environmental Council	Chuck Knolls (A)		
12	Pennsylvania Horticultural Society	Jennifer Mahar (P)		
	Pennsylvania Horticultural Society	Tammy DeMent (A)	X	7
13	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)		
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)		
14	Queen Village Neighbors Association	Richard Wolk (P)	X	8
	Queen Village Neighbors Association	Jeff Hornstein (A)		-
15	River's Edge Community Association	John Scorsone (P)		
	River's Edge Community Association	Rich Stange (A)	X	9
16	Society Hill Civic Association	Steven Weixler (P)		
	Society Hill Civic Association	Laura Saltzom (A)		-
17	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	10
	Society Hill Towers Homeowners Assoc.	Jim Moss (A)	X	
18	South St. Head House Business District	Krystal Souvanlasy (A)		-

	South St. Head House Business District	Mike Harris (P)		
19	Whitman Council	Rich Lazar (P)	X	11
	Whitman Council	Mark Kapzcynski (A)		

(* 10 voting Board members required for a meeting quorum) **Total: 11 Voting**

Friends and Guests of CDAG Present:

Rene Goodwin, Treasurer

Kelly Patrick Gates, PlanPhilly