

## **CDAG Board Meeting Minutes – 2013**

**Central Delaware Advocacy Group (CDAG) – Jan. 10, 2013  
Liberty Sailing Club at 6:00PM - Recorded Attendance Attached**

### **I. Approval of the Minutes**

Minutes of CDAG Board meeting of December 13, 2012 approved with the corrections to the attendance sheet

### **II. Chairman's Report - Joe Schiavo**

#### **Stream Buffer and Waterfront Overlay Updates**

Joe Schiavo reported for Matt that the third draft of the Central Delaware Overlay (CDO) had not been released by the PCPC. That draft of the CDO was still being vetted by the Philadelphia Law Department. In advance of this Board meeting, Natalie Shieh reported to Joe that it was the goal of the City to release the draft to those participating in the negotiations prior to the first session of City Council in 2013. Joe reported that the height bonus table concept incorporated into the CDO was likely to be received by most as a fair method of management of exceptions to the 100' height limit proposed under the CDO.

#### **Spring garden Connector Update**

The design contract has been awarded by the DRWC to the RBA Group as the design team leader. Leni Schwendinger Light Projects and the Lighting Practice are the other major sub consultants on the project. To date, no public meeting schedule has been announced, but is anticipated soon.

### **III. Committee Reports**

#### **1. Treasurer's Report - Rene Goodwin**

##### **Balance**

The balance in the CDAG checking account is \$1041.64  
Janet Kalter attempted to donate a \$35 check to CDAG but TD Bank would not accept a third party check so she is going to make other arrangements to deposit the funds. Funds are getting low and we need to think about ways of increasing our revenue.

##### **Grant**

Rene is still planning to close out the grant application we received two years ago

by preparing the closing report by the end of January as previously stated.

**2. Secretary's Report - Richard Wolk**

Attendance sheet updated to include 1<sup>st</sup> and 2<sup>nd</sup> alternates and corrected Dec. 2012 attendance prior to being put up on the web site.

**3. Membership - Laura Lanza**

No report

**4. Communication & Outreach - Dianne Mayer**

Dianne reported that through NABR's outreach we received \$200 in donations. She will get in touch with the representative from Abbott Square Homeowners to see if she can arrange a presentation to that organization.

**IV. Development Issues - Matt Karp**

Matt, speaking for Fishtown Neighbors Association, reported that Michael Samchick, the developer of the proposed project titled Canal St. North, consisting of a 3000 seat "Live Nation" entertainment venue and 1000 seat country western entertainment venue, plus a bowling alley and one or two restaurants with a distillery on the side and some small retail stores with only 350 parking spaces appeared before the NLNA. The conditional approval by the PCPC is based on him providing at least 200 more parking spaces and having the support of the neighboring civic associations.

The developer has a use agreement with DRWC to use their Festival Pier parking lot. The community did not like the idea of changing the traffic flow. The Ajax metal building is the one that fronts on Frankford and that is the one that has nice masonry work on it. The other building, the Ice house, formally a dry ice factory, is on the corner of Canal and Laurel Sts. The developer is going to keep most of it and will build an addition on the front for the bar. They will have events intermittingly at about 60 times a year and when that's happening, including employees, you will have about 5000 people on the site. It's essentially a by right project but will need variance for the parking lots, under 95 and Richmond St. That variance has Fishtown's approval. The restaurants in both buildings will require a variance. The main project was approved by Fishtown at its September meeting. It was also noted that because their application was made before March 21<sup>st</sup> the new civic design rule was not in play.

The developers are looking to start construction sometime in the spring and want to run all the projects concurrently. The Planning Commission approval is not a Zoning Board approval so if there are variances they will still have to appear

before the Zoning Board of Adjustment (ZBA). Concerning the Fishtown reaction the community was in favor of the overall project. As were the majority of people living near the project. They were very happy he is restoring these buildings and bringing life to the area. The one concern the community had was the three billboards on the roof and the plan to add two more accessory use only, digital billboards pointing towards Rte. 95. The parking was a concern but was alleviated because of the Festival Pier lot being temporarily available. Their future plan is to build a garage in Northern Liberties. So the billboards are now the only issue. The developer also plans to bring Canal St. back to life as a very important entrance to the project. He wishes to make Canal St. a pedestrian only street with trees along the site.

CDAG hopes to have the developer here for our next meeting.

Concerning a proposed waterfront casino CDAG's Executive Board chooses to wait and see what comes forward before acting.

#### **V. Old Business - Joe Schiavo**

Joe expressed that we had hoped Eva Gladstein was going to be here to answer our questions as to the status of the Overlay. He said we have been working to develop a bonus system to deal with requests for height exceptions in the Overlay. Mimicking the zoning code you could get a height exemption by creating public space in exchange for granting your exception. We are trying to keep that height limit under reasonable circumstances because we all know there will be certain circumstances when there will be exceptions. We feel having a table of bonuses is the way to go about it. Providing public amenities like building the trail. The developer has to earn the right to build higher. The Development Workshop has participated in these meetings and although they last expressed it was not enough to create an incentive to move the development forward. But Joe believes everyone at the meeting table liked that concept. You want the Overlay to happen, you want the development to occur and you want the bonus to be sweet enough. He can't tell you what the table looks like today because He knows it's now different from the last one he saw. The table would be reviewed by the Planning commission and then it would come back to us.

One important development is that DRWC has taken on the responsibility in indemnifying the developers from legal actions as a result of incidents on public space they have built on their property.

Richard: I have followed up last month's discussion about Abbott's Square Homeowners Association asking to become a member of CDAG with Board Member Sean Sullivan. We talked about them becoming a non-voting member, to start. That would give their organization a voice at the table. He not only received confirmation from his Board to that but they even selected a primary and alternate delegate. Both would have been here tonight except for a last

minute call I got from Sean that he was having car trouble and the alternate had a sickness in the family. They will be here next month and I believe will be a new strong voice for CDAG.

## **VI. New Business - Jim Moss**

Jim reviewed with us that the Planning Commission has created Registered Community Organizations (RCO). A developer must have a meeting with the RCO that covers that area of development. However PC has created another category of RCO called an issue based RCO. We fit into that category and therefore he felt we should apply for status as an issue based RCO. There doesn't seem to be any negatives for us not to apply. DRWC made the case for them to be an issue based RCO and was accepted.

A motion was called for CDAG to apply to become an issues based RCO. It was seconded. A discussion was held. The vote was called and the Board unanimously voted for us to apply to become an issue based RCO. The application will be filled out and sent to the Planning Commission for its approval. The application cycle is in the spring and therefore that is when approval of CDAG would be in affect.

Rene expressed that so many issues confronting us and the development of the water front has brought both good news and bad news She iterated it takes a great effort to fire up the residents of her community and that it's important for us as an organization to get to know more about each others' communities and learn from each other to be more successful in our efforts.. Her first step was to create a draft format brochure about Pennsport and to suggest to us that this is something all communities could do. We need to learn more about our communities. .

Tammy Leigh reported that she is working on several greening projects including a five star grant from the National Fish and Wildlife Foundation. The focus of the grant is for the restoration of wetland, forest, riparian and coastal habitant with particular focus on urban waters and watersheds. There is a high level of interest on sites that will allow public access and community interaction, especially in metro areas making the Delaware River trail a perfect candidate. The DRWC has given permission to work on the land between Washington Ave. Green and the first node along the bicycle path. Funding is from \$20-35K with a required match from five partners. Partners can be matched by financial contributions or equivalent work time. Patrick Starr suggested each organization send volunteers to join with the community to do the planting piece of the project. After discussion it was agreed CDAG should list as a partner

**Meeting called for adjournment at 7:20 PM**

**Next regularly scheduled CDAG Board meeting is scheduled for**

**Feb. 14, 2013**  
**NLNA at 8:00 AM**

**CDAG Board Member Attendance Record - Jan. 10, 2013**

n i s o u r b i l l c o m i n g t h r	CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Pre se nt  (X)	Quor um Coun t
N/ V	Delaware River City Corp.	Tom Branigan (P)	N/ V	N/V
1	Dickinson Narrows Civic Assoc.	Jane Winkel (P)		
	Dickinson Narrows Civic Assoc.	Alan Sabel (A)	X	1
2	Fishtown Neighbors Assoc.	Matt Karp (P) HHHHHHHHH Hanson Hanson (P)	X	2
	Fishtown Neighbors Assoc	David Quadrini (1A)	X	
	Fishtown Neighbors Assoc.	Tim Potens (2A)	X	
N/ V	Franklin Bridge N. Neighbors	(P)	N/ V	N/V
3	Neighbors Allied Best Waterfront	Mary Stumpf (P)		
	Neighbors Allied Best Riverfront	Dianne Mayer (A)	X	3
4	New Kensington Development Corp.	Sandy Salzman (P)		
	New Kensington Development Corp.	Carla Castillo (A)		
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)		
7	Old Swedes Court Homeowners Assoc.	Kathy Rush (P)	X	5
	Old Swedes Court Homeowners Assoc.	(A)		
	Olde Richmond Civic Association	Phil Stolzfus (P)		
	Olde Richmond Civic Association	Julio Nieves (A2)		
	Olde Richmond Civic Association	Tom Potts (A1)		
9	Pennsport Civic Association	Tom Otto (P)		
	Pennsport Civic Association	Jim Moylan (A1)	X	6
	Pennsport Civic Association	Rene Goodwin (A2)	X	
10	Penn Future	(P)	NV	
	Penn Future	Christine Knapp (A)	NV	
11111	Pennsylvania Environmental Council	Patrick Starr (P)	X	7
	Pennsylvania Environmental Council	Chuck Knolls (A)		
12	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)	X	8
	Pennsylvania Horticultural Society	Claire Baker (A)		
13	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)		
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)		
1	Queen Village Neighbors Association	Richard Wolk (P)	X	9
	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	10

1 6	Society Hill Civic Association	Jim Moss (P)	X	11
	Society Hill Civic Association	Steve Weixler (A)		
1 7	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	12
	Society Hill Towers Homeowners Assoc.	(A)		
1 8	South St. Head House Business District	Krystal Souvanlasy (A)		-
	South St. Head House Business District	Mike Harris (P)		
1 9	Whitman Council	Rich Lazar (P)	X	13
	Whitman Council	Mark Kapzcynski (A)		

(10 voting Board members required for a meeting quorum) 13 present

**Guests and friends of CDAG:** Kellie Patrick Gates, PlanPhilly

