

CDAG Board Meeting Minutes – 2013

**Central Delaware Advocacy Group (CDAG) – Feb. 14, 2013
NLNA at 8:00AM - Recorded Attendance Attached**

I. Approval of the Minutes

Minutes of CDAG Board meeting on January 10, 2013 approved

II. Chairman's Report - Matt Ruben

Spring Garden Connector

DRWC decided they could provide the money to spruce up the Spring Garden Connector to make it more "inviting." So they wrote an RFP and it was awarded to the RBA Group to do the work. The work will basically be a lighting installation. They just got the bid and are working on the design. CDAG's job is to encourage them to do the job well. However, when Penndot expands the deck of Rte. 95 by 30 to 60 feet Penndot will have to spend the money to re-install the installation and make it longer to fit the new length of the connector.

Waterfront Overlay Update

A fourth meeting was held with Councilman Squilla, representatives of the Development Workshop, DRWC, the Planning commission and Matt and Joe representing CDAG. Height bonuses that CDAG proposed were discussed. The idea being the more height the bigger bonus will be for a public benefit. The development Workshop came back for bonuses based on Floor Area Ratio (FAR). To which we informed them that FAR bonuses do not make any sense. In a district where you have a 100 ft height limit and it is C5 zoning, which it is along the Delaware, you can't reach the standard and therefore can't use FAR. Since you can't use FAR you need another way such as Square footage in order to raise the 100 foot limit. That's the key to height bonuses.

As for the river connector streets there are now nine of them. There used to be eleven.

Where do we now stand pertaining to the set back? The original idea was a 100 foot set back or 10%. They are now proposing a 50 foot set back for all waterways. But as we know the Delaware River set back was designed to be reserved for public access. The developer doesn't need to build the trail but it has to be reserved for public access. Presently there is no language in the draft that specifies the set back needs to be for public use. However, Councilman Squall feels he can add that to the ordinance. Apparently the establishment of the trail can not be regulated in the code. The Planning Commission agreed to alter the intent that the set back was to be for a publicly assessable trail. But it can't be

mandated. However, within this area no permanent structures are allowed. What could be troubling is if a bulk head is in place it is easy to strip lines and use it as part of a parking lot. We do not favor having anything be used in a way it can be construed as permanent.

The indemnity issue has been taken care of by DRWC stepping up and assuming that responsibility. DRWC also answered the Development Workshop's question as to what the bonus value per square foot of building the trail would be. DRWC has also set a standard design. Another question is what the value is if the developer dedicates the land to the city. So we have continued to develop options of bonuses for the building of floors above the height limitation. The highest limit is 225 feet or an additional eleven floors.

III. Waterfront update - Karen Thompson, DRWC

Karen: We did the RFP for the Spring Garden connector in the fall. The underpass goes from 2nd Street to Delaware Avenue. In December our Board awarded the contract to RBA a firm from New York with an office in Philadelphia. They have already done several projects in Philadelphia. The Spring Garden connector is in an area of a transit hub and we hope it brings people to the river via public transportation.

The Penn Treaty Trail will start from the north at Spring Garden and Delaware Avenue and goes down Penn Street and Waterfront Square and into the Sugar House parking lot. Sugar House is picking up the connection of the trail to their property will do the trail through their property. DRWC has come up with a design and lighting and trail to Penn Treaty will be a test for what we want the trail to look like. The design is for a 12 foot two way bicycle lane, a 10 foot walking lane and a planned buffer between that and the cars. The total width will be 27 feet. Sugar House will build the trail past phase two of their building project to two small private parcels. DRWC will negotiate with the owners of those parcels to use part of their land for the trail. The City would own that land but the owners would still be able use that land as part of their open space requirement. The ground breaking of the Penn Treaty trail is at the end of this month.

As concerns the Incinerator Site we are trying to learn as much about the site as we can so we can pass that on to a potential developer. Particularly what you can or can not do on that site.

We have put out the RFP Two weeks ago for the Penn's Landing project. The idea for this study is taking the concept from building the deck, building the park and then everything that would go around it as per the Master Plan. So we put it out as a feasible engineering study and it will close March 4th. There will be two phases. The first phase is the engineering of the deck. When that first phase is completed a the rendering of the park will be done so that we can understand cost so that we know how much funding we will need to acquire. The total project

may take ten to fifteen years from concept to finish. We also have to re-engineer the South St Bridge that, today, drops you off into a parking lot but will in the future take you to the river. That component is part of the study.

Going further south we have put out an RFP for the second phase of Washington Green. The next phase is going out on the pier. We are not going to build a pier but we want to see how we can get out there. The other aspect is finding ways we can restore different types of habitats. We had our first public meeting in November. People are very excited about this. We are working on a design and hoping that in a month or two that design will be finished. There will be a three to six month permitting period. Potentially we see August as the start to build. The trail has been realigned at the Sheet Metal building to be closer to the water and we are working with PHS to do some clearing back there. There will be seating areas along the trail. Tammy Leigh DeMent, PHS, delegate to CDAG announced she has submitted her grant for this work. PHS will have professionals doing the clearing and then CDAG volunteers as a partner of the grant will do some planting. The area goes to pier 53 and 54.

IV. Committee Reports

1. Treasurer's Report - Rene Goodwin

Balance

Checking Account	\$1523.33
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This balance includes a total of \$200 in contributions received within the last 30 days. Full disclosure of the contributors will be provided at next month's meeting along with a report on revenue and expenses for calendar year 2012.

2. Secretary's Report - Richard Wolk

As directed by the Board, last month I sent a confirmation letter to Tammy Leigh DeMent, PHS, that CDAG would be a partner in her five star NFWF grant proposal and glad to hear today that she not only got a fifth partner but also got a sixth.

3. Communication & Outreach - Dianne Mayer

We just finalized an email to go out to our new email list.

V. RCO Filing by CDAG - Joe Schiavo

At our last Board meeting we voted to file with the Planning Commission for an issue based RCO. New regulations that have recently gone in to affect do not change anything as far as being an issue based RCO who do not have any

notification rules attached. We will become an issue based RCO so that we can participate in receiving proposed developments within the Master Plan. However, we would not have a seat on the Design Review Committee. The local community RCO would have representation on the DRC. One change in the regulation is there will be two seats on the DRC if two RCOs are involved in that development. The City Council person also has a seat when it concerns development in the councilperson's district. We will apply in the spring application period to become an Issue Based RCO.

VI. New Business

Casino applications were announced at a meeting at the Constitution Center last week. It was suggested that we should invite the Wynn people to a CDAG meeting since this would be on the waterfront. It was also suggested by Matt that CDAG representatives should attend the community meeting to give a five minute presentation expressing the goals of the Master Plan. The proper time to do this would be after Mr. Wynn had made his presentation. This development of 900,000 sq. ft. would be the biggest development ever built in Pennsylvania. CDAG only has interest in this proposal because of its location and wanting it to conform to the principals of the Master Plan.

Meeting called for adjournment at 9:25 AM

Next regularly scheduled CDAG Board meeting is scheduled for
Mar. 14, 2013
Coral Art House at 6:00 PM

CDAG Board Member Attendance Record - Feb. 14, 2013

n i s o u r b i l c o m i n g t	CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Pre se nt (X)	Quor um Coun t

h r				
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)		
2	Fishtown Neighbors Assoc.	Matt Karp (P) HHHHHHHHH Hanson Hanson (P)		
	Fishtown Neighbors Assoc	David Quadrini (1A)	X	1
	Fishtown Neighbors Assoc.	Tim Potens (2A)		
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	2
4	New Kensington Development Corp.	Sandy Salzman (P)	X	3
	New Kensington Development Corp.	Carla Castillo (A)		
5	Northern Liberties Neighbors Assoc	Matt Ruben (P)	X	4
	Northern Liberties Neighbors Assoc	Ira Upin		
6	Old City Civic Association	Joe Schiavo (P)	X	5
	Old City Civic Association	Rob Kettell (A)	X	
7	Old Swedes Court Homeowners Assoc.	Kathy Rush (P)		
	Old Swedes Court Homeowners Assoc.	(A)		
	Olde Richmond Civic Association	Phil Stolzfus (P)	X	6
	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)		
	Pennsport Civic Association	Rene Goodwin (A2)	X	
1 0	Penn Future	(P)	NV	

	Penn Future	Christine Knapp (A)	NV	
1 1 1 1 1 1	Pennsylvania Environmental Council	Patrick Starr (P)		
	Pennsylvania Environmental Council	Chuck Knolls (A)		
1 2	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)	X	7
	Pennsylvania Horticultural Society	Claire Baker (A)		
1 3	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	8
	Queen Village Neighbors Association	Jeff Hornstein (A)		
1 5	River's Edge Community Association	John Scorsone (P)	X	9
	River's Edge Community Association	Rich Stange (A)		
1 6	Society Hill Civic Association	Jim Moss (P)	X	10
	Society Hill Civic Association	Steve Weixler (A)		
1 7	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	11
	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)		
	Whitman Council	Mark Kapzcynski (A)		

(10 voting Board members required for a meeting quorum) 11 present

Guests and friends of CDAG: Kellie Patrick Gates, PlanPhilly
Karen Thompson, DRWC

