

CDAG Board Meeting Minutes – 2013

Central Delaware Advocacy Group (CDAG) – April 4, 2013
2424 Studio at 6:00 PM - Recorded Attendance Attached

I. Approval of the Minutes

Minutes of CDAG Board meeting on March 14, 2013 approved

II. Wynn Resorts Presentation Of Their Proposed Philadelphia Casino

Matt Ruben, CDAG Chair introduced our guests and explained our interest in their project as it relates to CDAG. As the advocacy group representing the riverfront Civic Associations and other interested parties we are charged with overseeing that any development along the River is in keeping with the guidelines of the Master Plan of the Central Delaware Waterfront. We do not take a view of what type of commercial development it will be

The Wynn Resorts team was lead by Annie Allman, Director of Development and Terry McKenna, of Keating Consulting and the Wynn Project Manager. Terry gave a thorough presentation of their proposal. Just east of the Girard Avenue interchange of I 95 is the location of of the planned project. Richmond St would be the front door to the development that is on the 60 acre former Cramp Shipyard site. The \$900 million project, touted to be the largest private development in Pennsylvania history would contain the following elements: a high rise resort hotel with 320 luxurious rooms, a casino with 2500 slot machines and 100 gaming tables, a large single level 2,250 car capacity garage with a green roof, but not a public space, and the following amenities, a 30,000 sq. ft. nightclub, a spa, high end restaurants and a 22 acre green space with public access to the river as a continuation of the river trail and will include a skating rink, Dog Park, an ice cream stand and seating. They expect to create 2300 jobs within the facility and 1100 outside service jobs.

After a very thorough presentation questions were raised by CDAG members and their guests.

You have said every time you build it is unique to its location and this is your first build in an urban city of first class, however, it looks like the same structure is proposed to be built in Boston? Answer: These are custom designs for a specific location.

You Have mentioned how many rooms the hotel will have, the number of gaming tables, size of the night club and other amenities. My question is how many people will be at this site at one time? Answer: I would have to get back to you on that. Night club and/or casino create very different crowds.

As far as your traffic studies what were your numbers based on? On weekend trips we estimate a total of 10,000 vehicle trips in and out.

You are building on what is potentially an historic site. What are you plans for preserving any historical finds? We currently have an archeological survey report in its first stage and we are waiting for it's completion before we go forward. Then we would need to get specific permits from the Commonwealth and from the Core of Engineers. We will be following the state and Federal regulations throughout the process.

The building presented does not seem to have a Philadelphia identity. You are presenting a structure with no Philadelphia character and totally bland? We think it is a good urban product.

There will be twenty-four hour action within and outside your facility. Will there be round the clock security? The Wynn organization always has top security and safety at all hours for all activities in and around our operation. The property is open to the public and therefore we are responsible for maintaining security and safety at all times.

How many parking spaces do you have? By law we need to provide 4/5th of a space for every gaming table and slot machine. We have 2250 parking spaces in our garage and parking is free for all that come to visit our facility.

Will river fishing be permitted at someplace on your site? I don't know that answer but I will make the request.

The waterfront trail going north to your property would be better served if you could soften the entrance, widen and make it more accessible so that there will be enough area for walkers, bikers and joggers entering your property as per the vision of the Overlay. Is that possible? We will take that suggestion back with us.

III. Central Waterfront Overlay Update - Matt Ruben

Joe and I were at another meeting Tuesday morning. We received a new draft of the Overlay. It looks good except one issue of concern cropped up concerning river access streets. There is a slight change in the language. It says if you own property you can't build a building where a street meets Delaware. You have to allow pedestrian and automobile access so you would have to build over the river street 16 feet above grade level. This was raised by the Development Workshop and we said absolutely not. When they met with the Planning Commission they got that language in. Joe argued against it and we are not happy about that. As far as I can tell even in the atmosphere of compromise going on once something gets introduced it is going to be hard to change. We must get this compromise changed before council okays it. We need to be on guard for the Development Workshop. DRWAC is spending millions of dollars mitigating traffic problems

and they believe it doesn't make any sense creating another tunnel.

IV. Committee Reports

1. Treasurer's Report - Rene Goodwin

No changes from last month in the treasury report

2. Secretary's Report - Richard Wolk

We welcome Sean Sullivan, representing Abbott Square Homeowners Association, attending his first CDAG meeting.

3. Communication & Outreach - Dianne Mayer

There is nothing new to report.

V. New Business

Rob Kettell brought up his concern about a new bill before Council on putting billboards on public property and asked us to support a ban on property in the Overlay area. Joe reported that Councilman Squilla says the bill is going nowhere and Matt reminded us that much of the property in the Overlay is owned by DRWC and they are dead set against it.

Tammy Leigh informed us that on April 27th DRWC will publicly announce the designer and the design selected for the Pier 52 renovation at that location. She is hoping for a nice turnout.

Meeting called for adjournment at 7:20 PM

**Next regularly scheduled CDAG Board meeting is scheduled for
May 9, 2013**

Society Hill Towers community Room at 6:00 PM

CDAG Board Member Attendance Record - April 11, 2013

| CDAG Board Member Organizations (N/V = non-voting Board Members) | Representatives Primary & Alternate | Pre se nt (X) | Quor um Coun t |
|---|--|----------------------------|-------------------------|
| | | | |

| | | | | |
|-------------|------------------------------------|--|----|-----------|
| | Abbotts Square Homeowners Assoc. | Sean Sullivan | X | NV |
| N / V | Delaware River City Corp. | Tom Branigan (P) | | NV N/V |
| 1 | Dickinson Narrows Civic Assoc. | Alan Sabel (P) | | |
| | Dickenson Narrows Civic Assoc. | Jane winkel (A) | X | 1 |
| 2 | Fishtown Neighbors Assoc. | Matt Karp (P) HHHHHHHHHH HansonHanson (P) | X | 2 |
| | Fishtown Neighbors Assoc | David Quadrini (1A) | X | |
| | Fishtown Neighbors Assoc. | Tim Potens (2A) | | |
| N / V | Franklin Bridge N. Neighbors | (P) | | 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) | | 4 |
| | Northern Liberties Neighbors Assoc | Ira Upin | X | |
| 6 | Old City Civic Association | Joe Schiavo (P) | | 5 |
| | Old City Civic Association | Rob Kettell (A) | X | |
| 7 | Old Swedes Court Homeowners Assoc. | Kathy Rush (P) | X | 6 |
| | Old Swedes Court Homeowners Assoc. | Tom O'Shaughnessy(A) | | |
| | Olde Richmond Civic Association | Phil Stolztfus (P) | X | 7 |
| | Olde Richmond Civic Association | Julio Nieves (A2) | X | |
| | Olde Richmond Civic Association | Tom Potts (A1) | | |
| 9 | Pennsport Civic Association | Tom Otto (P) | | |
| | Pennsport Civic Association | Jim Moylan (A1) (A1) | | |
| | Pennsport Civic Association | Rene Goodwin (A2) | | 8 |
| | | | X | |
| 1 0 | Penn Future | (P) | NV | NV |

| | | | | |
|----------------------------|--|------------------------|----|----|
| | Penn Future | Christine Knapp (A) | NV | 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 | 9 |
| | Pennsylvania Horticultural Society | Claire Baker (A) | | |
| 1 3 | Port Richmond on Patrol & Civic Assoc. | Laura Lanza (P) | X | 10 |
| | Port Richmond on Patrol & Civic Assoc. | Jeremy LaCompte (A) | | |
| 1 | Queen Village Neighbors Association | Richard Wolk (P) | X | 11 |
| | Queen Village Neighbors Association | Jeff Hornstein (A) | | |
| 1 5 | River's Edge Community Association | John Scorsone (P) | | |
| | River's Edge Community Association | Rich Stange (A) | | |
| 1 6 | Society Hill Civic Association | Jim Moss (P) | X | 12 |
| | Society Hill Civic Association | Steve Weixler (A) | | |
| 1 7 | Society Hill Towers Homeowners Assoc. | Marsha Bacal (P) | | |
| | 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) 12 present

Guests and friends of CDAG:

Councilman Mark Squilla

Christine Sincavage, NABR
Marla Marko, ORCA
Michael Marko, ORCA
Michael Cunningham, ORCA
Dan Bore, ORCA
Kellie Partick Gates, PlanPhilly

Wynn Resorts Development Team:

Annie Allman, Director of Development
Terrance Mc Kenna, Executive VP Keating Consultant, LLC
John J. Egan Jr., J. Egan & Associates
Ashley T. Via, J. Egan & Associates
Kevin Fairly, J. Egan & Associates

