

CDAG Board Meeting Minutes – 2013

**Central Delaware Advocacy Group (CDAG) – July 11, 2013
Society Hill Community Room at 6:00 PM - Recorded Attendance Attached**

I. Approval of the Minutes

Minutes of CDAG Board meeting on June 6, 2013 approved

II. Presentation 400 N. Delaware Avenue (Renaissance)

This is a second look at a presentation we originally saw about 9 months ago. Presenting the project is Hercules Grigos, attorney and Bill Alesker Architect representing the Carl Marks Development Group:

The original plan was much taller and configured differently. They took feedback from CDAG, the Philadelphia Planning Commission, DRWC, area civic associations and incorporated it into the new design.

The site is bordered on the south by Callowhill St, on the east by the west side of Columbus Blvd., north on Noble St. and west on Front St continuing south onto Water St. The biggest change from the original plan was the reduction of height of the buildings planned. The original plan called for four buildings of which the tallest was 400 feet. In this presentation there are five buildings, the tallest tower is 240 ft. The others are 207, 223, 230 and 211.

The project is separated into five phases. Each phase is a complete entity in itself. The first phase starts at Callowhill St. It sits on 5.29 acres of the site and is financially ready to go. The developer feels he will get financing for phase two. Each phase averages 280 one and two bedroom retail units. Phase one will have 70,000 feet of ground floor retail space. There will be 0.35 parking spaces per each unit fronted by the retail space and covered by a green roof. While technically not covered by the Central Delaware Overlay they have taken the requirements of the Overlay into their planning. They feel the retail and the green spaces planned along with amenities such as paying for crossing lights at Willow St., to bring people to the river. Also to make improvements at the Spring Garden transit stop and to seek LEED Gold status, will cover the bonus points needed to build over the 100 feet height restriction.

They hope to present this Plan of Development (POD) to the Philadelphia Planning Commission in August. Construction of phase 1 could start in the spring of 2014 and it could be finished in sixteen months. This will include the open space and parking for both phase 1 and 2. The other phases will be built at the appropriate time.

Q: While agreeing that this plan was a much better fit than the original, Matt and others questioned the absorption and density rates. Studies have been done showing the waterfront could absorb 250 units a year. The first phase alone would have more than that number. Penn Treaty penthouse apartments has a density of 96 units per acre while phase one is already 265. Is this necessary?

A: Due to the cost of development of this property the density and height is necessary because 20% of the property can't have a building either sitting on it or would have to be within a certain clearance because of a Water Department right of way. Therefore we plan to make this area a major green space. Furthermore because of soil conditions it requires 700 pilings to support the buildings. Secondly, we feel that as we build we will create more demand plus people who already live in the city will want to relocate to live on the waterfront.

Q: There presently storage units on the present site. Do you own them and, if yes, what do you plan to do with them?

A: we do own them. What we plan to do is landscape with trees and shrubbery around them.

Q: There are very old residences close to this development. Besides the noise and because of the vibration caused by power driving the piles, I am fearful of the damage that could be caused to the foundations of these homes?

A: We are very aware of that and because of sewer infrastructure we have chosen to do pile drilling instead of pile driving even though this will be much more costly.

Q: Your development area is in one of the oldest areas in the city. Are you aware that the only river bank steps from William Penn's time is on that site. Would you consider improving this historical site and keeping the Belgian block pavers in areas like that?

A: We are well aware of that. We have already talked about preserving the Belgian block pavers on adjacent streets and will respond to historical and archeological needs. We will take into consideration the history of Front St. which is a certified street.

Q: we are concerned about parking. You have stated that you will have 0.35 parking spaces for each unit built. That's one space for every three units. Where will the other residents park? Will it spill into the neighborhoods?

A: Parking for phase 1 and 2 will be built at the same time as phase 1 is completed and therefore there should be adequate parking for the residents.

In closings remarks Matt said, one of the things we would like is to hear back

from you as you progress, particularly in this case, because you are in the boundaries of River's Edge and Old City. Because of law suit's a Old City Civic Association doesn't exist anymore. River's Edge has a civic association but doesn't have a zoning committee for the same reason. Therefore we feel a special responsibility to them and would like you to get you to get back to us as you go forwarding the process.

Lastly the building, the parking, the open space as compared to the initial phases definitely is a step forward from the first presentation. Building 1st & 2nd phase parking with the first stage build is significant. Reducing maximum height of the buildings from 400 to 240 max is significant. The movement by cars and delivery vehicles seems to have been thought through. The 1.18 acres of open contiguous space within the first phase is also significant and the goals are a good thing. As for the retail space that we have planned we support you. So I didn't want to leave without you knowing that we have a clear sense of what we think are positive things about you project. There are some who would still think your height and massing is still a concern and we can understand economic realities but it is never the less a concern. So that's were we are and CDAG is always going to make a formal review based on the principals and goals of the Master Plan.

III. Chair's Report - Matt Ruben

The Central Delaware Overlay was passed out of the Council rules committee last week and approved by Council. Sometime this week it will be signed by the Mayor. Significantly it has been law since the first week of June.

The Penn St. Trail's first 1400 feet was opened, with a ribbon cutting ceremony, a small but very symbolic moment.

Work continues on the Spring Garden Connector of which the Delaware River Waterfront Corporation has been working on. Draft renderings of their proposal are expected by September. By the end of 2014 lighting and art should be done as well as sidewalk landscaping.

We also expect the Festival Pier project tdesign to be selected in the near future.

IV. Committee Reports

1. Treasurer's Report - Rene Goodwin

As of today our account balance is \$2158.33.

I am about to pay an expenditure of \$105.96 to Dianne Mayer for renewing the domain site and we will have another for about \$1000 to renew our Directors & Officers Liability Insurance, plus another \$100 for doing our tax statement. This

will leave us with a balance of \$953.33. We need to raise money and should put it on our agenda for next month's meeting.

One fundraising idea perhaps is an event to celebrate the finalization of the Overlay and to pay homage to Councilman Mark Squilla for the work he has done to make this happen.

2. Secretary's Report - Richard Wolk

Attendance is picking up, which is a good thing. Other than that good news I have nothing else to report.

3. Communication & Outreach - Dianne Mayer

Richard and I gave a presentation to Abbott's Square Homeowners Association on June 24th and Matt, Richard and I gave one to ORCA on June 25th. We have been looking at issues with our web site recently. Rene made some suggestions that Dianne will follow that up on.

V. Old Business - Review of Renaissance Presentation

According to DRWC's report on absorption, which differs from the developer's opinion, and claims that such a plan will suck up all the growth potential for that area.

Richard suggested that absorption rates differ by location and quality of life. Not only people moving into Philadelphia be attracted to the waterfront but people already living in Philadelphia, whether they are graduates of our universities, or newly married millennial's, with two incomes, looking for an upscale life. A river view has always been a prime location in major cities. Secondly by the time they build phase 5 that be some years into the future, with different economic statistics who knows what the absorption statistics will be.

As for height limit the parcel is zoned CMX4 which has no height limit but is based on a FAR standard which basically sets height by a percentage of parcel usage. Less percent you use for the structure the higher the building could be. Then if he goes for LEED Gold designation he gets FAR bonus points to build even higher.

Because Old City Civic Association doesn't exist anymore and River's Edge doesn't want to be an RCO for the same reasons they would not get any announcement of a hearing. We should still keep them in the mix..

Due to all the amenities they have added to their plan it's hard to believe the Planning Commission will turn them down.

Meeting called for adjournment at 7:30 PM

Next regularly scheduled CDAG Board meeting is

August 8, 2013
NLNA at 7:00 AM

CDAG Board Member Attendance Record - July 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 (P)	X	NV
N / V	Delaware River City Corp.	Tom Branigan (P)		NV N/V
1	Dickinson Narrows Civic Assoc.	Alan Sable (P)		
	Dickenson Narrows Civic Assoc.	Jane winkel (A)		
2	Fishtown Neighbors Assoc.	Matt Karp (P) HHHHHHHHHansonHa nson (P)		
	Fishtown Neighbors Assoc	David Quadrini (1A)		
	Fishtown Neighbors Assoc.	Tim Potens (2A)	X	1
N / V	Franklin Bridge N. Neighbors	(P)		N/V
3	Neighbors Allied Best Riverfront	Mary Stumpf (P)		
	Neighbors Allied Best Riverfront	Dianne Mayer (A)	X	2
	Neighbors Allied Best Riverfront	Kathy De Angelis	X	
4	New Kensington Development Corp.	Sandy Salzman (P)		
	New Kensington Development Corp.	Carla Castillo (A)		
	New Kensington Development Corp	Ariel Diliberto (A2)	X	3
	Northern Liberties Neighbors Assoc	Matt Ruben (P)	X	4
	Northern Liberties Neighbors Assoc	Ira Upin		

6	Old Swedes Court Homeowners Assoc.	Kathy Rush (P)	X	5
	Old Swedes Court Homeowners Assoc.	(A)		
7 7 7	Olde Richmond Civic Association	Phil Stolzfus (P)		
	Olde Richmond Civic Association	Julio Nieves (A2)	X	6
	Olde Richmond Civic Association	Tom Potts (A1)		
8	Pennsport Civic Association	Tom Otto (P)	X	7
	Pennsport Civic Association	Jim Moylan (A1) (A1)		
	Pennsport Civic Association	*Rene Goodwin (A2)	X	
	Penn Future	(P)	NV	NV
	Penn Future	Christine Knapp (A)	NV	NV
9 1 1 1 1 1	Pennsylvania Environmental Council	Patrick Starr (P)		
	Pennsylvania Environmental Council	Chuck Knolls (A)		
0	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)		
	Pennsylvania Horticultural Society	Claire Baker (A)		
1 1	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)		
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)		
2	Queen Village Neighbors Association	Richard Wolk (P)	X	8
	Queen Village Neighbors Association	Jeff Hornstein (A)		
3	River's Edge Community Association	John Scorsone (P)		
	River's Edge Community Association	Rich Stange (A)		
4 6	Society Hill Civic Association	Jim Moss (P)	X	9
	Society Hill Civic Association	Steve Weixler (A)		

5 7	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X Lx xx xL LL LX ll L\\ \\X XS SS xx xx xx xX XX XX XX XX XX XX XX X\	10
	Society Hill Towers Homeowners Assoc.	(A)		
6 8	South St. Head House Business District	Krystal Souvanlasy (A)		
	South St. Head House Business District	Mike Harris (P)		
7 9	Whitman Council	Rich Lazar (P)		
	Whitman Council	Mark Kaczynski (A)		

* Rene Goodwin, ex- officio voting member

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

Guests and friends of CDAG:

Cathy Mc Mullen, Pres. River's Edge
Kellie Patrick Gates, PlanPhilly
Laura Spina, Senior Planner

Representing the Carl Marks Development Group:

Bill Alesker, Alesker & Dundon Architects

David Farabaugh, Alesker & Dundon Architects

Robert Speer, Carl Marks & Co Chief Financial Officer

Hercules Grigos, Project Attorney

