

CDAG Board Meeting Minutes – 2013

Central Delaware Advocacy Group (CDAG) – Nov. 14, 2013
Dickenson Sq. Park 6:00 PM - Recorded Attendance Attached

I. Approval of the Minutes

Oct 10, 2013 minutes were approved.

II. Renaissance Plaza Update - Hercules Grigos

After appearing before us, DRWC and the Planning Commission they have made some alterations to their plan and Hercules Grigos is here to tell us about those changes:

One comment we got back was the project was too monolithic. We had five buildings, 1411 units, all just less than 250 feet. One of the buildings fronting along Columbus Blvd. we now have excluded Also we have changed the heights a little bit of the remaining four buildings. By doing that we decreased density by 60 units. Two book end buildings are 292 feet and two exterior buildings are just less than 200 feet. A net reduction of 60 units. On the buildings' exterior we made some changes by using different color panels on each building from phase one to phase two. We made some changes to retail by pushing back some of the arcade. As a result of that we went back to DRWC and got good feedback on our changes. Any questions:

Joe: This project has been grandfathered before the Overlay and yet you have gone out of your way to build this to the principles of that Overlay by managing the height and public space.

Herc: Yes, from the beginning we have been respectful of the Master Plan and with the exception of the height we feel we now have a plan with 79,000 feet of retail and with Leed Gold standards and additional open space it gives us bonus points for the height. We are speaking to the Streets Department about creating a mid block pedestrian crossing in our plaza that would go across to Columbus Blvd to the water aided by a traffic light. Willow St would access the river. Old City would then be better connected to the River.

Richard: It seems as though the parking is a low percentage of the units to be built. How do you plan to take care of parking for your residents?

Herc: Parking is .35% of the units which is codified in the Master Plan. We plan to do Car Share and bike share programs and our proximity to the Spring Garden train station is 1½ blocks away. DRWC has a plan to clean up the corridor and we can help in implementing it. It's also a short walk to center city. We also want to improve the sidewalks along Front St. and connect to the Spring Garden

station.

John: Could you talk to us about the phasing?

Herc: While each phase is a separate project, when we do phase one we will completely green all the public spaces and complete all exterior planting so that the entire project looks complete before the other phases are built. The additional phases are activated by demand. Half the retail is in phase one. At the time of phase one all the infrastructure will be done including the structured parking and the streetscape.

III. Chair's Report - Matt Ruben

I do not have a report tonight but will be addressing other issues on our agenda later on.

IV. Committee Reports

1. Treasurer's Report - Rene Goodwin

Right now we have \$994.37 in our account and with one bill to pay our balance will be \$694.37.

Richard: I will be picking up a donation check tomorrow from QVNA in the amount of \$300.00.

That will bring our balance to \$994.37.

2. Secretary's Report - Richard Wolk

I have nothing new to report.

3. Outreach - Dianne Mayer

I have nothing new to report.

V. Councilman Squilla's Bill Changing the Waterfront Overlay - Matt Ruben

The bill that Councilman Squilla introduced would not touch the Central Delaware Overlay but would repeal a large part of the North Delaware Overlay which overlaps the Central Delaware from Spring Garden St up to Lehigh. It would also have repealed Delaware River waterfront parking restrictions north and south of the Overlay. The bill has been introduced and he is going to be amending it at some time. My understanding is the proposed repeal of the riverfront wide

parking restrictions is now off the table. Repeal of the north Delaware area controls now have shrunk to an area bounded by Delaware Avenue to Front St. and from Poplar St. to just north of the Core Realty project across from the Sugar House casino. The Councilman was quoted in the press saying the motivation for the bill was to prevent the Core Realty project from being delayed or scuttled by the small number of citizens who have appealed the zoning variance. The area that is now proposed to be repealed is now almost the same area as the Core Realty project.

Previously CDAG has sent a letter saying it's not the best policy idea to change zoning by legislation while there was an on going appeal process. It also stated the proposed changes were too sweeping compared to the size of the project.

The question before us is would anyone want to withdraw or change that statement?. The consensus of the Board is to stay the course.

VI. DRWC Penn's Landing Design Plan- Matt Ruben & Karen Thompson, DRWC

Matt: There has been some concern following the presentation of the proposed design plan to cover I-95 in the Penn's Landing area. This is our opportunity to weigh in on this. Should CDAG take a position in regard to DRWC's process or plan for that area?

Dianne: with all the other projects, ie: Race St Pier and Washington Green there has been opportunity for the public to express their opinion as the process went forward. I did not think the Penn's Landing presentation was impressive. I would like to know if the public will have an opportunity to weigh in with their opinion?

Karen: This stage of design is nowhere near a final design. Several more design processes have to happen. This first presentation was very raw. We need to have a design that is very flexible so that Penn's Landing can be used for many different things. There is so much more that we have to do before a final stage of development is produced. Yes, there will be public impute. As for specifics we are not there yet.

John: Does PennDot work closely with the federal Government. When we started with PennPraxis the thought was I-95 should have been under ground. The money will not be allocated for the next 20 years. Are we still advocating for the removal and relocating of I-95 under ground?

Karen: We are not a federal highway yet. We do not prevent or preclude that conversation but we would rather get people to the river faster then to wait for that to happen. The reconstruction does not go in order. After they finish one section then they will jump to another section further away.

Lorna: I just feel the original plan was not developed as presented in our discussions. It was to be a more passive area because of so much housing facing it. For anyone who lives near there, in the summer, you are assaulted by noise from the weekly concerts. It's okay to have an occasional mass something but not every weekend.

Karen: We are not moving Festival Pier to Penn's Landing. We will have to have an entirely new stage. People like to look towards the river but we can do a lot with sound deadening landscaping consisting of natural barriers. The stage may be angled differently.

Marsha: Please name the piers after streets so people would know where they are. They did it for Race St. Pier.

Alan: What is the time line for the contract?

Karen: we will have a better idea once we have a cost estimate which is being worked on right now. We need some kind of definitive plan and cost estimate to work out a time line.

VII. Procedure for Board Nominations & Election - Jim Moss

1. Nominations are set by e-mail directly to Jim Moss.
 - a. You can self nominate.
 - b. If nominating someone else it is helpful to check first to know if that person is willing.
 - c. Persons making nominations is confidential.
 - d. Jim will send e-mail every few days- rolling reports- as nominations are made.
 - e. Nominations close 5 PM on Dec. 2th.
 - f. Final e-mail on nominations will be sent on Thursday Dec.3th.
2. Election of those nominated will be held at the monthly meeting on dec.12th.

VIII. Old Business - John Scorsone

The north side of Race St. Pier funding window has expired and so DRWC is in the process of replacing that funding.

IX. New Business- Rene Goodwin

Last night at the Pennsport Meeting Joe came and gave a very lovely presentation on the expansion of Washington Avenue Green. And the funding for the whole center section of the trail. They are thrilled with the project.

Meeting adjourned at 7:30 PM

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Next regularly scheduled CDAG Board meeting is Dec. 12, 2013 at the

NLNA at 8:00 AM

CDAG Board Member Attendance Record - Nov.14, 2013

CDAG Board Member Organizations (N/V = non-voting Board Members)		Representatives Primary & Alternate	Present (X)	Quorum Count
	Abbotts Square Homeowners Assoc.	Sean Sullivan (P)	X	NV
N / V	Delaware River City Corp.	Tom Branigan (P)		NV N/V
1	Dickinson Square West.	Alan Sable (P)	X	1
	Dickinson Square West	Ted Savage (1A)	X	
	Dickenson Square West	Jane Winkel (2A)		
2	Fishtown Neighbors Assoc.	Matt Karp (P) HHHHHHHHH HansonHanson (P)		
	Fishtown Neighbors Assoc	David Quadrini (1A)		
	Fishtown Neighbors Assoc.	Tim Potens (2A)		
N / V	Franklin Bridge Neighbors Assoc.	Gary Vernick (P)	X	N/V
	Franklin Bridge Neighbors Assoc. aAAaaaAAssociatiom	Ricky Camitta (A)	X	N/V
3	Neighbors Allied Best Riverfront	Mary Stumpf (P)	X	2
	Neighbors Allied Best Riverfront	Dianne Mayer (1A)	X	
	Neighbors Allied Best Riverfront	Kathy De Angelis (2A)		
4	New Kensington Development Corp.	Sandy Salzman (P)		
	New Kensington Development Corp.	Carla Castillo (1A)		
	New Kensington Development Corp	Ariel Diliberto (2A)	X	3
5	Northern Liberties Neighbors Assoc	Matt Ruben (P)	X Xx xX XX 5X	4

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

Kellie Patrick Gates, PlanPhilly
Susan Mackinnaley, NABR
Karen Thompson, DRWC
Hercules Grigos, Attorney

