

CDAG Board Meeting Minutes – 2014

Central Delaware Advocacy Group (CDAG) April 10, 2014 at Society Hill Towers Community Room at 8:00 AM - Recorded Attendance Attached

I. Approval of the Minutes

Jan 9, 2014 and Feb. 20, 2014 minutes were approved

II. Chair's report - Matt Ruben

The question was raised and discussed by the Board as to whether we wished to change alternating our monthly meetings to having all 6PM or all 8AM meetings since there was a drop off of representatives present at winter AM meetings. Those present favored the 6 PM meetings so the decision was made to go to evening meetings only.

III. Committee Reports

1. Treasurer's Report - Jim Moss

We have had no current disbursements or deposits since the last meeting. We have about \$1500 in our account and I have a \$215 check from Dianne on behalf of NABR and \$500 from society Hill Towers so that we will now have about \$2200.

2. Secretary's Report - Richard Wolk

I am pleased to see the attendance that is here today and I hope it continues.

IV. Recap of CDAG Board Retreat- Richard Wolk

1. Our Mission statement is still relevant. It calls for us to advocate for the principles and values of the Central Delaware River as now codified in the Master Plan and the Zoning Overlay. We advocate to the government, engage in its development and encourage participation of the public.

2. In order for CDAG to remain a viable organization and manage its basic fiscal responsibilities (D&O insurance and tax filings) CDAG constituent members must commit to a yearly minimum contribution of \$50-75.

3. CDAG must continue to be a proactive organization and maintain a presence at all public forums relative to Central Delaware related matters.

4. We will soon have a new Mayor and administration By having a CDAG

candidates Forum we can identify the candidate that best respects the Master Plan and Zoning Overlay, DRWC and its outstanding Waterfront manager. Any administrative changes to members of the Planning Commission should not change the vision of the Master Plan.

5. CDAG, as an organization, is only as good as the commitment of its primary and alternate delegates. There is strength in numbers and all delegates must commit to be at the table and to be able to attend regularly. Both primary and alternates have the right to be heard.

. 6. CDAG must increase its public visibility. We are fortunate that our public meetings are attended every month by our Plan Philly reporter. This has been a tremendous asset for us. But there is much more we can do. Reporting back to our organizations, talking up CDAG's web page, holding events, set up a Face Book account, attending River associated events and having an annual CDAG Fund Raiser/ Persons of the Year Event.

V. DRWC/Waterfront Update- Matt Ruben

Penn's Landing: Some of us were present at DRWC to hear a review and update of Penn's Landing plans, given by their consultant, from Hargraves Associates, who has been working for months on a conceptual plan from Market to South St. and from Front St. to the Delaware River. Not an actual design but a natural step from the broad strokes of the Master Plan for this area and ultimately to become a more specific design. It's really the placement of certain parts of the infrastructure and design and basic massing various elements. In essence they are talking of covering over 95 between Walnut and Chestnut streets and making a continuous park area from Front Street to the water. The total area will encompass 11 acres with features such as a water park, ice skating rink and including planters, trees and an amphitheater that would be sound engineered to control sound away from residential properties. A boat basin area is planned, a new Seaport museum and the building of medium height mixed use first floor commercial and residential structures with public space along the water. The Chart House is interested in being the first floor of a new hotel. The plan calls for the converting of the Columbus statue area into a more pleasant greener area and the making of other currently open spaces more hospitable and welcoming. Chestnut and Market St bridges would be reworked to improve the access and attractiveness of both. Most parking will be below grade and wrapped.

Spring Garden Connector: Renderings are on line at DRWC'S web site and are interesting with perforated steel panels, back lit with lighting that will change according to day or night. Accompanied by some streetscape from Second St to Delaware Avenue.

Festival Pier: DRWC is finishing the work they have to do prior to bidding it out. At the same time they are entering into an 18 month lease with Sugar House

Casino for space to park their construction vehicles during the day while they work on the expansion of the casino. Late summer of 2015 is when we should see them bidding out this process.

VI. Development Updates - Joe Schiavo/Matt Ruben

Marina View: This is the Chicalice proposal to be built just south of the Ben Franklin Bridge. It was noticed in March of 2014 that a Zoning permit was issued to the developer. This was a proposal where a POD was presented to the Planning Commission and received approval after certain amendments were asked for and agreed to by the developer. This was in September 2012. I was surprised by this because I thought you had to acquire the permit within a year of approval or it would expire naturally. However it turns out that a POD doesn't have a natural sunset. It can go forward under that POD approval. Now under State law you can get a POD extension for three years and then another extension for another three years. So this is the Plan of development for this parcel for the next seven years.

DiSimone Auto Group: SW corner of Delaware Avenue and Fairmont Avenue. This was a city warehouse building. Their proposal includes a first floor café, a second floor interior showroom and a residential unit above. They appeared before NLNA and made a proposal to the Planning Commission but don't have the final approval yet.

Piazza Auto Site: The larger proposal is located north of the Greyhound Bus site. We have nothing new to report. Councilman Squilla has made it clear they cannot build a traditional auto dealership with parking, storage and repair service by right. They thought they could have it under accessory parking but that use is not accessory parking. Alan Greenberger and the Councilman concluded that such a proposal would be a non-starter.

Old Foxwoods Site: Bart Blatstein recently bought this property and started to clean it up. He is planning to have a 100-foot setback along the water.

AAA Auto Repair Application/Proposal: 1601 S. Columbus Blvd. and Tasker St. on the eastern side of the Blvd. This is a matter of zoning and an over-the-counter permit was submitted in June of last year for an auto repair center, but not granted until January of this year one day before the Central Delaware Overlay became law. At that time we contacted Councilman Squilla and L&I and asked it to be revoked. Pennsport Civic Association also wrote a letter asking it to be repealed. CDAG's position is the same.

At the time the application was first submitted to the Dept. of L&I, Section 14-1638 of Philadelphia's Zoning Code required a Plan of Development (POD) process for any such commercial uses proposed to be located east of Christopher Columbus Blvd. /Delaware Ave. The POD process and plan approval

by the PCPC were, at the time of the application, requirements prior to issuance of a zoning permit. No such POD process, nor PCPC approval, occurred. Therefore, it appears that the permit was issued erroneously.

If the application had been amended in any substantive way, or resubmitted by the applicant after the effective date of the current Central Delaware Overlay (CDO) of Philadelphia's new zoning Code, the proposed use would be prohibited under the standing regulations. The applicant would have the right of appeal and a public hearing before the ZBA, but no such appeal or hearing process has taken place therefore it appears that the permit was issued erroneously.

A POD is now before the Planning Commission and will be discussed on Tuesday April 15th. It will be opposed at that time by the Pennsport Civic Association. Under the Master Plan they would have to get a variance approved. CDAG'S position is that this type of proposal does not conform to the Master Plan.

Penn Treaty Village: This is the Core realty proposal. Penn Treaty south and north which is a rehab of two existing buildings into condominiums was approved a while ago. The southern one is occupied and the northern one is being worked on now. Total units will be approximately 195. The more northern development for a 300 seat entertainment complex and for a 1000 seat entertainment complex and some other elements was to be full speed ahead but as of today we have heard nothing. Seems to be a problem of not having the amount of parking needed.

Waterfront Cleanup: At our retreat we spoke about CDAG sponsoring a waterfront cleanup. In Old City there is a company called United by Blue that hosts ocean and waterway cleanups. They manufacture garments and accessory bags and other things. They sell through a network of stores and for every garment that is sold a pound of waste is removed from a waterway. Joe met with one of the partners and he would help CDAG plan a fall clean up. The area that might work best for us is from Washington Avenue Green south. DRWC is on board to help us along. CDAG is on board with this and so Joe will get back to us with further information. PHS would also like to get involved. Washington avenue Green is also the historic site of Philadelphia's "Ellis Island" and Susan Macinally is spearheading the gathering of information on immigrant families who reached America via Philadelphia and settled here. Also PHS will be having a spring event at this location.

VII. Old Business

A couple of years ago PHS had given a walking tour of the waterfront and Tammy Leigh has accessed copies of the script for this although it is no longer

on line. CDAG might be interested in updating it.

VIII. New Business

West Shipyard is trying to develop a new attraction and is applying for a grant.

Meeting Adjourned at 9:20 AM

Next regularly scheduled CDAG Board meeting is May 8, 2014 at the

Society Hill Towers Community Room at 6:00 P M

CDAG Board Member Attendance Record - April 10, 2014

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)		
Dickinson Square West	Ted Savage (1A)		
Dickenson Square West	Jane Winkel (2A)		
2 Fishtown Neighbors Assoc.	Matt Karp (P) #####HansonHanson (P)		
Fishtown Neighbors Assoc	David Quadrini (1A)		
Fishtown Neighbors Assoc.	Tim Potens (2A)		
N / V Franklin Bridge Neighbors Assoc.	Gary Vernick (P)		N/V
Franklin Bridge Neighbors Assoc. aAAaaaAAssociatiom	Ricky Camitta (A)		N/V
3 Neighbors Allied Best Riverfront	Mary Stumpf (P)		
Neighbors Allied Best Riverfront	Dianne Mayer (1A)	X	1
Neighbors Allied Best Riverfront	Kathy De Angelis (2A)		

4	New Kensington Development Corp.	Sandy Salzman (P)	X	2
	New Kensington Development Corp.	Andrew Goodman (1A) (1A)		
5	Northern Liberties Neighbors Assoc	Matt Ruben (P)	X Xx xX XX 5X	3
6	Old Swedes Court Homeowners Assoc.	Paul Nutaitis (P)	X	N/V
	Old Swedes Court Homeowners Assoc.	(A)		N/V
7 7 7	Olde Richmond Civic Association	Phil Stolztfus (P)	X	4
	Olde Richmond Civic Association	Julio Nieves (A2)		
	Olde Richmond Civic Association	Tom Potts (A1)		
8	Pennsport Civic Association	Tom Otto (P)	X	
	Pennsport Civic Association	Jim Moylan (A1) (A1)		
	Pennsport Civic Association	Rene Goodwin (A2)	X	5
	Penn Future	(P)		NV
	Penn Future	Christine Knapp (A)		NV
9 1 1 1 1 1	Pennsylvania Environmental Council	Patrick Starr (P)	X	6
	Pennsylvania Environmental Council	Samantha Driscoll (A1) (A)		
	Pennsylvania Environmental Council	Tony Spagnoli (A2)	X	
0	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P) (P)	X	7
	Pennsylvania Horticultural Society	Claire Baker (A)		
N 1	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)	X	NV
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)		

1 1	Queen Village Neighbors Association	Richard Wolk (P)	X	8
	Queen Village Neighbors Association	Jeff Hornstein (A)		
2	River's Edge Community Association	John Scorsone (P)	X	9
	River's Edge Community Association	Rich Stange (A)	X	
3	Society Hill Civic Association	Jim Moss (P)	X	10
	Society Hill Civic Association	Lorna Katz-Lawson (A)	X	
4 7	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X Lx xx xL LL LX ll L\ \ XS SS xx xx xx xX XX XX XX XX XX XX XX Xl	11
	Society Hill Towers Homeowners Assoc.	(A)		
5 8	South St. Head House Business District	Krystal Souvanlasy (A)		
	South St. Head House Business District	Mike Harris (P)		
6 9	Whitman Council	Rich Lazar (P)		

Whitman Council	Mark Kaczynski (A)		
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Joe Schiavo Vice Chair *Ex- Officio voting member

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

Guests and friends of CDAG:

Kellie Patrick Gates, Plan Philly

Marsha Moss Society Hill

