

CDAG Board Meeting Minutes – 2014

Central Delaware Advocacy Group (CDAG) May 8, 2014 at Society Hill Towers Community Room at 6:00 PM - Recorded Attendance Attached

I. Approval of the Minutes

June 13, 2014 minutes were approved

II. PMC Property Group Presentation: 1 Water St. 230 N. Columbus Blvd.

Jonathan Stavin, Executive Vice President of PMC Property Group and Stephen Varenhorst, President of Varenhorst presented their proposal for 1 Water Street. This replaces what was to be Marina View Towers. The property was bought from the former owner and redesigned by Varenhorst. It is to be built on the west side of Columbus Blvd. just north of the Ben Franklin bridge and the north side, is on Vine St. The 65 million dollar project is to be built by right with no variances. It will total 250 apartments. The structure's facing will be of glass and metal. Plans call for a 13 story building perpendicular to Columbus Blvd. set back 25 feet from the sidewalk. A taller 16 story building at an angle at Columbus and Vine in a way that will not cut off a view of the bridge. The two buildings will be connected by a bridge. The set back will create two public spaces on 20% of the site, designed by architect David Ruben, with a water feature and benches. The set back will also permit a series of 18 inch retaining wall that will raise the building above the flood plan.

Car traffic will be designed to enter from Summer St. and will exit onto Vine St. There will be one way traffic on Water St. Parking is suitable to the site with half the parking under the 13 story building and half in open space that will be screened from public view.

Several factors led to the increase of height by using the bonus system built into the Master Plan for the Central Delaware District. The 20% used for public space and the 25 apartments reserved for lower income tenants. They are also building a green roof and will seek LEED certification.

The developer would like to get a spade in the ground by July and would hope to complete the job in 18 months. The next step for the developer is to present this project to the Civic Design Review Board. CDAG will send a letter in support of the project.

III. Committee Reports

1. Treasurer's Report - Jim Moss

We have had no current disbursements or deposits since the last meeting. We have about \$2006 in our account and I have a \$ 500 check from Society Hill Civic Association that will bring our account to about \$2506.

2. Secretary's Report - Richard Wolk

Those delegates and alternatives who have not answered my email requesting their email address and telephone numbers please do as soon as possible.

3. Outreach - Dianne Mayer

I just wanted you to know that I send out monthly events on the water to anyone who might be interested and would like to get an email list of anyone who would like to receive this. Phil is helping me with this. I do have an unsubscribe at the bottom for any not interested in getting this information.

IV. Waterfront Clean Up Update - Joe Schiavo

At our last meeting we agreed to arrange for a river edge clean up event from the Coast Guard Station to the Walmart. We have a date set for that on Saturday September 27th from 10 AM to 1PM. We are partnering with the water clean up group United By Blue. They do a good job of orchestrating the whole thing. We also have an opportunity to partner with the Water Department because they have a river edge clean up vehicle to help with the clean up. DRWC will help us coordinate with them.

V. Old Business - Matt Ruben

The AAA proposal will go before the Planning Commission on May 20th. Everything depends on what the Planning Commission decides to do. They will either refuse it or they will approve it. We don't know what is going to happen. If the staff recommends it to the Commission they may discuss it but if the staff doesn't recommend it then it's likely they have already discussed it. We will have to wait and see. We will testify on the 20th.

VI. New Business

Richard Wolk: We mourn the passing of Steve Weixler, the first Chair of CDAG, I propose that we consider naming in perpetuity the Person of the Year award, to be given out at our yearly event, The "Steve Weixler CDAG Person of the Year Award." The suggestion was proposed and accepted by acclamation.

Joe Schiavo: the proposal to eliminate the scissor ramps at Market Street and Chestnut Street is at first draft and will go through several phases. The intent is to remove the two scissor ramps and put in a viaduct in its place. I look at this as the first step in the Penn's Landing plan of development. It is actually in the City's

budget to remove.

Meeting Adjourned at 7:25 PM

Next regularly scheduled CDAG Board meeting is June 12,2014 at the

Society Hills Towers Community Room at 6:00PM

CDAG Board Member Attendance Record - May 8, 2014

CDAG Board Member Organizations (N/V = non-voting members)	Representatives Primary & Alternate	Pre sent	Quor-um	
Abbotts Square Homeowners Assoc.	Sean Sullivan (P)		NV	
N/ Delaware River City Corp. V	Tom Branigan (P)		NV N/V	
1 Dickinson Square West.	Alan Sable (P)	X	1	
Dickinson Square West	Ted Savage (1A)			
Dickenson Square West	Jane Winkel (2A)			
2 Fishtown Neighbors Assoc.	Matt Karp (P)			
Fishtown Neighbors Assoc	David Quadrini (1A)			
Fishtown Neighbors Assoc.	Tim Potens (2A)	X	2	
N/ Franklin Bridge Neighbors Assoc. V	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	3	

	Neighbors Allied Best Riverfront	Kathy De Angelis (2A)	X		
4	New Kensington Development Corp.	Sandy Salzman (P)	X	4	
	New Kensington Development Corp.	Andrew Goodman (1A)			
5	Northern Liberties Neighbors Assoc	Matt Ruben (P)		5	
	Northern Liberties Neighbors Assoc				
6	Old Swedes Court Homeowners Assoc.	Paul Nutaitis (P)	X	6	
	Old Swedes Court Homeowners Assoc.	Kerry Durst (A)	X		
7	Olde Richmond Civic Association	Phil Stolzfus (P)	X	7	
	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)			
	Penn Future	(P)		NV	
	Penn Future	Christine Knapp (A)		NV	
9	Pennsylvania Environmental	Patrick Starr (P)			

	Pennsylvania Environment	Samantha Driscoll (A1) (A)			
	Pennsylvania Environmental Council	Tony Spagnoli (A2)	X	8	
0	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P (P)			
	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	9	
	Queen Village Neighbors Association	Jeff Hornstein (A)			
2	River's Edge Community Association	John Scorsone (P)			
	River's Edge Community Association	Rich Stange (A)			
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	11	
	Society Hill Towers Homeowners Assoc.	(A)			
5 8	South St. Head House Business District	Krystal Souvanlasy (A)	X	12	

South St. Head House Business District	Mike Harris (P)			
6 Whitman Council 9	Rich Lazar (P)			
Whitman Council	Mark Kaczynski (A)			

Joe Schiavo Vice Chair *Ex- Officio voting member

(8 voting Board members required for a meeting quorum) 12present

Guests and friends of CDAG:

Karen Thompson,DRWC

Steven Varenhorst,AIA, President, Varenhorst

Jonathan S. Stavin, Executive V.P., PMC Property Group

