

CDAG Board Meeting Minutes – 2015

Central Delaware Advocacy Group (CDAG) June 11, 2015 at Society Hill Towers Community Room at 6:00 PM - Recorded Attendance Attached

I. Call to Order and Approval of Prior Meetings Minutes

MAY 14, 2015 minutes were approved.

II. Officer Reports

1. Chair's Report - Matt Ruben

I was asked to do a presentation to DAG, the Design Advocacy Group, this past week. It was well attended and went very well and was well received. I put together a power point presentation and showed them that there is a lot happening along the River Overlay District. I provided an overlay of the history and the process and a quick overview of where we are today. I then gave an overview of where we are going so as to counter the idea perpetuated by a very small group of people and mistakenly believed by a larger group of people the notion that there is no private development along the waterfront district. There are hundreds of residential units under construction right now.

Craig Schelter, member of the Development Workshop, was there and I'm mentioning that because he had a new negative argument that he brought out. The Development Workshop is a non-profit run by former members of the Planning Commission and their attorneys who have stood up against any development along the Delaware. Every prediction they have made has been proven false. Their main two arguments used to be that DRWC should only focus on the Penn's Landing area because that is where most of the publicly owned land is and the DRWC should not try to do a set back and a trail on privately owned land outside of that area. The other thing that they said would not work and was an academic planning exercise, because we would never get the money for a trail or the connectors. Well, as you know, we got the money. The DRWC has secured easements of the river edge waterfront set back trail area and all the areas where the trail is to be with the exception of two small parcels, one in the north, with an owner they are negotiating with and one in the south in which they are also negotiating with the owner, who is not against it. As soon as they get that southern parcel they are ready to go because they have the money to do the whole thing. Now that the Development Workshop knows we have gotten the money, they now say you shouldn't do Penn's Landing.

2. Secretary's Report - Richard Wolk

I wish to thank Joe Schiavo for editing a major portion of last month's minutes and also Dianne for her corrections and/or additions that she suggested.

3. Treasurer's Report - Jim Moss

With the addition of two \$200 checks from Pennsylvania Environmental Council, PEC mistakenly duplicated their 2015 donation, and rather than sending one back Partrick allowed us to accept them both with the understanding that the second check is PEC's paid donation for 2016. The Treasurer will notate that. With the \$500 from Queen Village we now have a total of \$3700 in our bank account. CDAG's Board members insurance will be due in June/July and will cost around \$1500.

III. Update: Council Ballot Referendum on Planning & Zoning Reorganization - Joe Schiavo

This is a referendum introduced on behalf of Council President Darrell Clark in City Council earlier this year to reorganize a number of organizations including ZBA, the Planning Commission, L&I and other entities under one Department of Planning & Development. It originally was going to be on the May Primary ballot but Clark held it because of opposition and concern from civic entities and others. I spoke with representatives of the development community who voiced their concern and had reservations that the reorganization plan could potentially screw up development for a year or so.

Now after months of effort and multiple amendments, It will now be on the November election ballot.

The reorganization plan is modeled on the current position of Alan Greenberger. It creates a position that would be filled by each Mayor that is elected as to who is the Director of Development. The Resolution also would establish the Office of the Historical Commission permanently in the Charter as it doesn't exist there today. Currently it could be non-funded and could disappear.

There are good things in the changes. It's a reorganization of our offices of planning, development and housing. As it is today we have multiple offices. Some are City Offices and that coordinate and collaborate with State and Federal entities in creating affordable housing in Philadelphia. As it is the available funds are independent of each other so in a way this makes for a more collaborative effort for all those who participate in creating affordable housing in Philadelphia.

The structure of the reorganization plan is such that there lacks detail on how each administration functions in deciding its priorities. So when you look at this it doesn't have a description of how each office should function as having an office administrative manual would or even the zoning code. But that's intentional and that is the way the Charter works.

Therefore at the election in November this resolution will be passed or rejected

by the voting public. The way the ballot referendum is written in one of those long sentences and it will include some language that is no longer relevant, due to amendments now incorporated. That is because in order for the ballot referendum bill to be entered you have to stick with the short title of the bill and the short title of the bill is the original ballot referendum question. The bill makes reference to the original resolution intended. The ballot referendum bill is short like a one page thing and will make reference to L&I which is no longer in the resolution. That got amended out and there is text debris in the ballot referendum but if fifty-one percent of the content of the referendum is still applicable, then it is technically appropriate to proceed with the original text of the ballot question. Unless you reintroduce it and start the process again, the short title of the bill cannot be amended. If there was time they might do that but they do not have that time.

IV. Center City Overlay Bill Changing FAR, Lot Size and Height for Certain Zoning Categories - Matt Ruben & Joe Schiavo

This bill was introduced by Councilman Squilla a year ago. It was a bill initially requested and written by BIA, Building Industry Association, an organization representing residential developers. The bill initially was to change the allowable FAR, Floor Area Ratio, the density, of CMX3 and CMX4 zoning classifications. It would shrink the allowable minimum lot size for new subdivisions in RSA5 and RM1 from 1440 sq. ft. to 950 sq. ft. for individual residential units. Increase the allowable height available for CMX2 and CMX2.5 under certain circumstances and reduce the minimum lot area requirement for individual residential units above commercial uses.

The community got wind of it and had meetings with the Planning Commission and Councilman Squilla and the BIA representative was very amenable to having a dialogue where all came to a consensus. Councilman Squilla, the PCPC, the BIA, and the Crosstown Coalition worked to amend the bill. Basically what stands now is the current code for CMX3 and CMX4 is 500% FAR. They were initially calling for CMX3 to be 750% FAR and CMX4 1000% FAR. Now they scrapped any change proposed for CMX3 and the entire CMX4 provision has been removed from the bill.

The minimum lot size to build the building on is now proposed to be reduced from 1440 sq. ft. to 1080 sq. ft. in RSA5 RM1.

Maximum height of CMX2 is currently 38 feet but under the bill, when the parcel is bordered by three streets, two of which are 50' wide, they can go to a height of 55' which matches the 55' height for all CMX2.5.

The latest development is the Planning Commission voted against this whole bill and therefore Councilman Squilla will not call for a vote at this time and will hold

the bill until September.

None of this diminishes the Central Delaware Overlay because if there are conflicts between the Overlay and another regulation, the strictest regulation rules and in this case that would be the Central Delaware Overlay.

V. Old Business

Question asked if we have made any progress as to last months historic preservation discussion and as far as we know nothing to date has evolved and we are waiting to hear from Patrick.

Question also asked as to what efforts are made to bring back lapsed members of our Board. Dianne who is in charge of Outreach and the Secretary have not had much luck in getting those members back because it is in all cases a lack of availability to provide personnel. However CDAG continues to represent those areas whenever an issue comes up even though no delegate is present.

Meeting Adjourned at 6:40 PM

Next regularly scheduled CDAG Board meeting is July 9, 2015 at

Society Hills Towers Community Room at 6:00 PM

CDAG Board Member Attendance Record - June 11, 2015

CDAG Board Member (N/V = non-voting members)	Representatives Primary & Alternate	Pre sen	Quor- um	
Abbott Sq. Homeowners assoc.	Sean Sullivan (P)	X	NV	
Delaware River City Corp.	Tom Branigan (P)		NV	
1 Dickinson Square West.	Nick Calcagni (P)			
Dickinson Square West	Jane Winkel (1A)			
2 Fishtown Neighbors Assoc.	Matt Karp (P)			
Fishtown Neighbors Assoc	Kevin O'Neill (1A)			
Fishtown Neighbors Assoc.	Tim Potens (2A)			

	Franklin Bridge neighbors Ass.	Gary Vernick (P)		N/V	
	Franklin Bridge Neighbors Assoc	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)			
	New Kensington Development Corp.	Andrew Goodman (1A)	X	2	
5	Northern Liberties Neighbors Association	Matt Ruben (P)	X	3	
	Northern Liberties Neighbors Association				
6	Waterfront Square Condo Association	Nina Zimmer (P)	X	4	
	Waterfront Square Condo Association	Mike Futryk (1A)	X		
	Waterfront Square Condo Association	Fred Santilli (2A)	X		
7	Old Swedes Court Homeowners Assoc.	Paul Nutaitis (P)	X	5	
	Old Swedes Court Homeowners Assoc.	Kerry Durst (A)			
8	Olde Richmond Civic Association	Phil Stolztfus (P)			
	Olde Richmond Civic Association	Julio Nieves (A2)			
	Olde Richmond Civic Association	Tom Potts (A1)			
	Pennsport Civic Association	Tom Otto (P)		NV	
	Pennsport Civic Association	Jim Moylan (1A)		NV	

	Pennsport Civic Association	Rene Goodwin (A2)		NV	
	Penn Future	(P)		NV	
	Penn Future	Christine Knapp (A)		NV	
9	Pennsylvania Environmental	Patrick Starr (P)			
	Pennsylvania Environment	Samantha Driscoll (A1)			
	Pennsylvania Environmental Council	Tony Spagnoli (A2)			
10	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P (P)			
	Pennsylvania Horticultural Society	Claire Baker (A)			
n	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)		NV	
v	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)			
11	Queen Village Neighbors Association	Richard Wolk (P)	X	6	
	Queen Village Neighbors Association	Jeff Hornstein (A)			
12	River's Edge Community Association	John Scorsone (P)			
	River's Edge Community Association	Rich Stange (A)	X	7	
13	Society Hill Civic Association	Jim Moss (P)	X	8	
	Society Hill Civic Association	Lorna Katz-Lawson (A)	X		
14	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	9	
	Society Hill Towers Homeowners Assoc.	Herman Baron (A)	X		

South St. Head House Business District	Krystal Souvanlasy (A)			NV
South St. Head House Business District	Mike Harris (P)			NV
1 Whitman Council 5	Rich Lazar (P)			
Whitman Council	Mark Kaczynski (A)			

Joe Schiavo Vice Chair *Ex- Officio voting member present

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

