

## **CDAG Board Meeting Minutes – January 2016**

**Central Delaware Advocacy Group (CDAG)**

**January 14, 2016, 6:00 PM**

**Society Hill Towers Community Room - Recorded Attendance Attached**

### **I. Call to Order and Approval of Prior Meeting's Minutes**

The Chair called the meeting to order at 6:05 PM. The Secretary announced that there was a quorum present. Minutes from both the November 13, 2015, and December 10, 2015 meetings were offered, moved for approval, seconded, and were accepted by the Board.

Our normal procedural format was suspended in deference to our special guest, Anne Fadullon, Director of Planning and Development for the City of Philadelphia

### **II. Introduction of Anne Fadullon, Director of Planning and Development for the City of Philadelphia**

The Chair introduced Anne Fadullon, and the Board introduced themselves to Ms Fadullon.

Ms Fadullon shared with the Board her positive and varied experiences in her first two weeks on the job, and offered some past work experience background that informs her perspective and approach relative to her new position.

Board members offered that due to our interest in seeing the Central Delaware developed consistent with the Civic Vision, Action Plan, Master Plan and Central Delaware Zoning Overlay, and hoped that all the work done in the past by volunteers and other interests would be respected by the Office of the Director of Planning & Development.

Ms Fadullon qualified that Philadelphia is not desperate for new development at this time, and the City can afford to respect the intent and detail both the Master Plan and the Central Delaware Overlay, as new development proposals come forward.

Ms Fadullon was asked to opine on the development interests options of subscribing to Philadelphia's new zoning code, including the Central Delaware Overlay, or asking City Council for legislation that facilitates the developer's non-conforming proposal. Ms Fadullon pointed out that the office of Planning & Development does not control City Council, and that constituent pressure is the best method of deterring members of Council from sponsoring legislation facilitating development proposals.

Ms Fadullon pointed out that community members, including CDAG, could point out to their PCPC area planners particular sites that are of interest/concern to make sure that

PCPC staff are aware of such concerns and know to include CDAG and any future discussions when developers bring proposals forward.

Ms Fadullon was briefed on the adaptive reuse project proposal – Cescaphe on the Waterfront - for the old PECO power plant and the history of the facilitating ordinance introduced by Councilman Mark Squilla. Also shared was the outcome of the developer's presentation to the CDAG Board in December, and the nature and detail of our response letter addressed to Councilman Squilla, including our specific objection to the Councilman's introduction of facilitating legislation that would set a dangerous precedent by punching holes in the zoning overlays currently guiding development in the Central Delaware District. Ms Fadullon characterized a round-table approach as preferable to the zoning-by-ordinance process or any other closed-door process.

Ms Fadullon was questioned about her disposition regarding greening as a component of large-scale (Vision 2035-scale development) development efforts. Ms Fadullon noted that she was just nine days into the job, and was not yet fully briefed on all greening programs and funding allocated for those programs. Budget development for fiscal year 2017 was about to begin, providing an opportunity to gain a better understanding of the budget/program relationships, going forward.

When asked to opine on the effectiveness of the DRWC to leverage city-owned assets to maximize greening within the area of the Central Delaware, Ms Fadullon had no specific information to inform an opinion, but anticipated that she would likely be named to the DRWC Board, and looked forward to the opportunity to better understand the workings of the organization. A follow up question asked what Ms Fadullon's relationship with the Office of Sustainability might be under the Kenney Administration. Ms Fadullon reflected on the challenges of balancing the city's sustainability goals with the public's attachment to their cars and the challenges of constructing economically viable green structures and infrastructure in the city.

In response to a question about her anticipated role in future amendments to the new zoning code, Ms Fadullon responded that she understood that the Planning Commission staff had recently composed a draft of the three-year review of the new code, intending to inform next-steps toward improving the zoning code. However, Ms Fadullon noted that she had not yet seen the draft.

Ms Fadullon was asked to comment on implementation of the Land Bank, and commented that the first group of properties were currently going through transaction and will test the Land Bank system. As the Land Bank gets up and rolling, there are 30,000 properties available to be channeled through the Land Bank, hopefully, moving those properties into productive uses again.

In an effort to inform Ms Fadullon as to the goals of CDAG's work, and progress made over the past eight years, we offered to forward the digital files of the past CDAG Progress Reports. At the close of Ms Fadullon's visit we presented printed copies of the Action Plan and Master Plan documents for her use.

### **III. Officers Reports**

#### **1. Chair's Report - Matt Ruben**

a. The DRWC has long been working to secure contiguous water edge parcels to facilitate executing the waterfront segments of the recreational trail. In the north, one small parcel in the area of Penn Treaty Park and SugarHouse necessary to completing that section of the trail has recently been secured by means of eminent domain. In the south, the remaining unsecured section is along the river edge of the old Foxwoods site, currently owned by Bart Blatstein. The DRWC has been in negotiations with Mr. Blatstein since he purchased the property back from the Foxwoods interests. Recently, those negotiations have deteriorated, as Mr. Blatstein has proposed a non-conforming mixed-use development for the site, and may be leveraging the DRWC's interest in the fifty-foot setback area that might host the recreational trail, for support of his non-conforming development plan. Without a comprehensive assemblage of river edge parcels necessary to complete the recreational trail, the DRWC cannot proceed and some of the funding is at risk, if the work does not start within a given time frame.

b. In response to a question about the status of the AAA location, adjacent to the Blatstein property report above, the Chair reported that there are still three law suit decisions pending, but that it was unlikely that the AAA would be ordered to discontinue operations at the site. The subject of Tasker Street as a connector street was raised, and the Chair noted that in order for Tasker to function as a connector street servicing vehicles, bicycles, and pedestrians, Tasker would have to be widened. Widening Tasker would require an encroachment into the Blatstein property to the north, a negotiation made difficult by recent events associated with Mr. Blatstein's non-conforming development proposal for the site.

c. The Spring Garden Connector Street improvements are progressing with all sidewalk, bump outs, landscaping work now completed. The screening and lighting effects under the overpass are not yet in place, but are projected to be complete in early spring 2016.

d. One Waterstreet, a 250-unit rental residential complex, is substantially structurally complete with window installation and exterior sheathing underway. Since the original plan was approved, the developer has decided to modify the first floor plan and include a commercial component, something that CDAG had recommended during the approval process.

e. Spruce Street and Callowhill Street conversion to two-way vehicular traffic are complete, and with the exception of statement from one of our board members that the residents of Society Hill are unhappy about the increased automobile traffic consequential to the change in Spruce Street traffic pattern, particularly on Front Street during pm rush hour which backs up for several blocks due to the single lane rather than two going east and conditions for pedestrians is highly dangerous, the conversion

of both Spruce and Callowhill otherwise seem to be functioning well.

f. DRWC organized and hosted a public meeting on the evening of December 15<sup>th</sup> to air plans and issues related to the planned removal of the two scissor ramps that currently carry traffic from Delaware Avenue to the viaduct, and from the viaduct down to Delaware Avenue. The meeting was well attended by the residents of Piers 3 & 5, as well as other interested parties. The removal of the scissor ramps is a necessary step toward preparing the site for future development, consistent with the Master Plan. Some near residents have specific objections, but studies conducted and paid for by DRWC and reports submitted by the Fire and Police Departments indicate that the merits of the objections are minimal, at best. Certain planned improvements, like an ADA compliant access to and from the Market Street ramp to Delaware Avenue, counter claims that removal of the scissor ramps don't serve the public interests. The viaduct from Chestnut Street to Market Street will remain – only the two scissor ramps will be removed. PennDOT approval to remove the ramps has been granted.

g. Festival Pier site development plans are moving forward under the watchful eye of the DRWC. The latest plan, developed by Cecil Baker & Associates, is much improved compared to the original conceptual plan composed by the original architect selected by the development team. The development includes three principal structures, 550 residential units, 30,000 sf.ft. of commercial space, approximately 50% of the site will be public space. Although there is green spaces adjacent to the water edge, but the trail will be limited to about two-thirds of the site. It is anticipated that the public will have an opportunity to see the refined plan in spring of 2016. Since this is a private development, it will be subject to the Civic Review Process, but will not be subject the normal public process followed when it is a city-funded development.

h. Mayor Nutter and the DRWC has successfully qualified the capping of Delaware Avenue and I-95 extending Penn's Landing back to Front Street between Chestnut and Walnut Streets for PennDOT highway funds. This resource is a major step toward realizing this goal of the Master Plan.

i. Society Hill Alternate, Lorna Katz Lawson said that several people who jog or walk on Penn's Landing had mentioned they felt uncomfortable and insecure there because the large containers which are active places in summer are dead in the fall, winter and early spring and provide areas behind which others can lurk. Lorna said that when CDAG embraced the changes to the park we were told the containers and their apparatus, which in themselves are not attractive, would be in place only for the summer period. Matt Ruben volunteered to bring the matter to DRWC's attention.

## **2. Treasurer's Report - on behalf of Jim Moss**

CDAG's current account balance is \$1083.29.

### **3. Secretary's Farewell Report - Richard Wolk**

Richard shared that it had been an honor to serve as CDAG's Secretary for the last three years. Richard thanks all those who took the time to contribute edits to draft minutes, and by such, improved Richard's work product. Richard also suggested to all board members present that we all need to step up and share in CDAG's work to forward our goals.

At this point, the Board acknowledged and thanked Richard for his service as CDAG Secretary over the past three years.

Richard will carry on as a Queen Village Neighbors Association delegate to CDAG.

### **IV. Election of CDAG Officers for 2016**

The slate of officers nominated and uncontested:

Chair, Matt Ruben (continuing)  
Vice chair, Joe Schiavo (continuing)  
Vice chair, Dianne Mayer (continuing)  
Treasurer, Jim Moss (continuing)  
Secretary, Nina Zimmer

CDAG by-laws required that officers serving for more than three consecutive terms must be affirmed by a vote of 75% of the Board. The slate was offered, seconded, and by unanimous vote of the Board, the slate of officers for 2016 was

### **V. Old Business**

None

### **VI. New Business**

It was suggested that all of the PCPC planners assigned to the area of the Central Delaware be invited to attend a CDAG Board meeting to field questions and hear comments from the Board.

One board member asked that a request be made of the DRWC to remove the sea containers left behind from the seasonal Spruce Street Harbor use.

Tammy Leigh DeMint, of PHS, shared information about the PHS Place Maker Grant opportunity available and provided information on the link to the on-line application.

**Meeting Adjourned at 7:40 PM**

**Next regularly scheduled CDAG Board meeting is February 11, 2016 at**

**Society Hill Towers Community Room at 6:00 PM**

**CDAG Board Member Attendance Record - January. 14, 2016**

CDAG Board Member (NV = non-voting members)	Representatives Primary & Alternate	Present	Quorum	
Abbott Sq. Homeowners assoc.	Sean Sullivan (P)	X	NV	
Delaware River City Corp.	Tom Branigan (P)		NV	
1 Dickinson Square West.	Samantha Safara (P)		1	
Dickinson Square West	Jane Winkel (1A)			
2 Fishtown Neighbors Assoc.	Matt Karp (P)			
Fishtown Neighbors Assoc	Tim Potens (1A)	X	2	
Fishtown Neighbors Assoc.	Kevin O'Neill (2A))			
NV 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	3	
Neighbors Allied Best Riverfront	Kathy De Angelis (2A)	X		
4 New Kensington Development Corp.	Sandy Salzman (P)			
New Kensington Development Corp.	Andrew Goodman (1A)	X	4	

5	Northern Liberties Neighbors Association	Matt Ruben (P)	X	5	
6	Waterfront Square Condo Association	Nina Zimmer (P)	X	6	
	Waterfront Square Condo Association	Mike Futryk (1A)			
	Waterfront Square Condo Association	Fred Santilli (2A)	X		
7	Old Swedes Court Homeowners Assoc.	Paul Nutaitis (P)			
	Old Swedes Court Homeowners Assoc.	Robert Bevilacqua (A)	X	7	
8	Olde Richmond Civic Association	Phil Stolzfus (P)			
	Olde Richmond Civic Association	Julio Nieves (A2)			
	Olde Richmond Civic Association	Tom Potts (A1)			
NV	Pennsport Civic Association	Tom Otto (P)		NV	
	Pennsport Civic Association	Jim Moylan (1A)		NV	
	Pennsport Civic Association	Rene Goodwin (A2)		NV	
NV	Penn Future	(P)		NV	
	Penn Future	(A)		NV	
9	Pennsylvania Environmental Council	Patrick Starr (P)	X	8	
	Pennsylvania Environmental Council	Samantha Driscoll (A1)			
	Pennsylvania Environmental Council	Lizzie Hessek (A2)	X		
10	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)	X	9	

	Pennsylvania Horticultural Society	Ayse Unver (A)	X		
NV	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)			NV
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)			
11	Queen Village Neighbors Association	Richard Wolk (P)	X	10	
	Queen Village Neighbors Association	Lauren Leonard (A1)	X		
12	River's Edge Community Association	John Scorsone (P)			
	River's Edge Community Association	Rich Stange (A)			
13	Society Hill Civic Association	Jim Moss (P)			
	Society Hill Civic Association	Lorna Katz-Lawson (A)	X	11	
14	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	12	
	Society Hill Towers Homeowners Assoc.	Herman Baron (A)	X		
NV	South St. Head House Business District	Krystal Souvanlasy (A)			NV
	SouthSt. Business District	Mike Harris (P)			
NV	Whitman Council	Rich Lazar (P)			NV
	Whitman Council	Mark Kaczynski (A)			

Joe Schiavo Vice Chair \*Ex- Officio voting member - present

(8 voting Constituent Organizations required for a meeting quorum)  
 11 Constiruent Organizations present on January 14, 2016

**Guests of CDAG:**  
**Janet Kalter**  
**Marsha Moss**

**Anne Fadullon**

