

**Central Delaware Advocacy Group (CDAG) Board Minutes**  
**February 11, 2016, 6:00 PM**  
**Society Hill Towers Community Room - Recorded Attendance Attached**

**I. Call to Order and Approval of Minutes**

The Chair called the meeting to order at 6:07 p.m. A quorum was present.

Minutes from the January 14, 2016 Board meetings were approved as submitted.

**II. Officer Reports**

1. Chair's Report – Matt Ruben

a. Cescaphe on the Waterfront: Update

Joe Volpe, owner, and Bart Blatstein had met with CDAG and Councilman Mark Squilla to discuss the adaptive reuse and conversion of the former PECO Building into a 300+ guest wedding/event space with event-related residential hotel rooms and two publicly-accessible restaurants facing the water. Included would be a 314 space parking lot and waterfront trail along the river side of the building. Response from CDAG was generally positive.

Zoning legislation for the site was introduced in late 2015 by Councilman Mark Squilla and he allowed it to expire at CDAG's request as it would in effect repeal the Central Delaware Overlay at the site. Legislation was not introduced again this year and there is presently no zoning variance route being taken. Joe Volpe indicated that they will ultimately go the zoning variance route, rather than the legislation route.

CDAG has expressed concerns and suggestions about the parking lot, landscaping and access to the waterfront trail when the small pier is in use.

b. K4 Rendering on the Sheet Metal Workers Building Site on Pier 53

The rendering presents 10 towers, each 40 stories high. No action is presently being taken to advance the development and the status of the project will be monitored.

c. Central Delaware Overlays

Currently, there are 3 overlays addressing the Central Delaware Waterfront. The need to address them and to review their status became apparent during discussions related to Cescaphe on the Waterfront.

Matt Ruben met with DRWC and Councilman Squilla and the Planning Commission to discuss the status of the 3 overlays. The overlays and related comments were:

- Central Delaware Overlay: This overlay is contemporary and reflects the goals of the Master Plan. The area of the CDO is from Oregon Avenue to Allegheny Avenue east of I-95.
- Parking Overlay: This overlay minimum is no longer relevant and is no longer needed. It covers south of the central Delaware to north of central Delaware for restaurants, assembly, entertainment, night clubs and requires on-site parking greatly in excess of what is needed. Discussed was repealing the parking overlay except for a small part near Columbia to Allegheny Avenue.
- Special Controls Overlay: North Delaware Avenue, Spring Garden Street to Lehigh Avenue, has a special exception for restaurant uses. Assembly and entertainment uses are prohibited. Discussed was repealing the special exception for restaurants

only in the area from the River to I-95. The assembly and entertainment prohibition would still be in place.

The CDAG Board was essentially in agreement that there was no opposition to the recommendations for the Parking and Special Controls overlays listed above. It was noted that Cescaphe project will still need a variance for assembly if these proposed amendments to the standing overlays passes. However, there were multiple people who asked for some time to further consider the question before giving an opinion.

**ACTION ITEM:** The proposal will be put in the form of a resolution and sent to all the CDAG delegates in preparation for a vote at the next meeting. The proposal will repeal the parking overlay except for the area indicated above, roll back the restaurant special exception requirement and retain the assembly and entertainment prohibition.

2. Treasurer's Report – Jim Moss

CDAG's current account balance is \$1,893.00.

ACTION ITEM: An email will be send to the principal delegate of each organization with a reminder of CDAG's yearly request for contributions, and the agreed to obligation of a minimum of \$100.

3. Secretary

Richard Wolk was thanked for his service as past secretary.

Nina Zimmer was welcomed as the newly elected CDAG secretary.

### III. I-95 Reconstruction Presentation

The following special guests were introduced:

Elaine Elbich, PennDOT 6.0, Marian Hull, Aecom, Mark Rhoads, Aecom

It was noted that a more complete formal update on the I-95 construction will be presented at the April CDAG meeting.

Currently, construction is up to the Cottman Avenue interchange. PennDOT is now working on the design going south to/from Frankford Avenue to Race/Vine and south.

It is projected that the current portion of the project, eight miles of I-95 between Interstate 676 and Cottman Avenue north of Center City Philadelphia, will be completed in 10 years. Highlights of the presentation were:

- The Girard Avenue interchange is half completed.
- This portion of Sector B, Ben Franklin, Vine Street south to Girard Point, before airport bridge is in the planning stage and they will meet with the related community groups and the City.
- The feasibility of a Penns Landing Cap is under discussion.
- They are addressing the role of I-95 re quality of life, economics, access to the fwaterfront, place in a global system, etc.:
  - Center City interchange improve functioning and address restructuring
  - I-76 and interchange with the Walt Whitman Bridge and the Port
  - Broad Street interchange and the Navy Yard and Stadium
- Evaluating the possibility of widening lanes in some areas near Callowhill Street.
- Traffic studies and related costs for different options.
- PennDOT will address the fact that the highway is spent, including the roadway and supporting piers.

They are establishing purpose and need and addressing what has come before them. In addition, they are speaking to neighborhood groups from Race/Vine Streets to Frankford Avenue re construction starting in 2020 for southbound and 2024 for northbound.

The following current concerns were submitted by the CDAG members: Lighting and trash under the highway Frankford overpass. A representative from PennDOT will contact the Fishtown Neighbors Association.

Website: <http://www.95revive.com/>.

#### **IV. Development Rendering for former Foxwoods Site on south Columbus Boulevard**

Bart Blatstein has announced a mixed-use development plan for the former Foxwoods site, between Reed and Tasker Streets. A rendering was done by MSC and includes commercial activity with proposed WAWA with a gas station and an ALDI supermarket and parking and as phase II, residential buildings on the waterfront side.

There had been previous discussions re a 50-foot setback area with time-limited availability of the funds for this sale to DRWC. These discussions stopped and the rendering then surfaced. Councilman Squilla suggested that Mr. Blatstein should bring this project before DRWC. There has been no permit application submitted to date.

The Pennsport Civic Association gave lukewarm support to the project. CDAG is concerned that the current rendering is a threat to the entire overlay.

**ACTION ITEM:** Matt Ruben will contact the Pennsport Civic Association since they are a member of CDAG. He will also circulate information to CDAG re this project.

#### **V. Old Business**

1. I-95 Scissor Ramp: The DRWC wants them down and has applied to PennDOT. Objections have been countered and will go through PennDOT adjudication. DRWC will take down the Market Street stairs.

#### **VI. New Business**

1. Mayoral Appointments to the Delaware River Waterfront Corporation

Three Year Term Expiring on October 31, 2017:

**Michael I. Hauptman, AIA , Partner, Brawer & Hauptman Architects**

Alan Hoffmann, Management Consultant, Former president /CEO of Vitetta

**William L. Wilson, Principal-in-Charge, Synterra Ltd**

The meeting was adjourned at 7:20 pm.

Next regularly scheduled CDAG Board meeting is March 10, 2016

Society Hill Towers Community Room at 6:00 PM

CDAG Board Member Attendance Record - February 11, 2016

**February 2016**

CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Please Initial	Quorum Count
Abbotts Square Homeowners Assoc.	Sean Sullivan (P)		NV
Delaware River City Corp.	Tom Branigan (P)		NV
1 Dickinson Square West.	Samantha Safara(2A)	SS	
Dickinson Square West	Jane Winkel (1A)	JW	
2 Fishtown Neighbors Assoc.	Matt Karp (P)	MK	
Fishtown Neighbors Assoc.	Ian Wilson (1A)	IW	
Fishtown Neighbors Assoc.	Kevin O'Neill (2A)		
Franklin Bridge Neighbors Assoc.	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)	DM	
Neighbors Allied Best Riverfront	Kathy De Angelis (2A)	KD	
4 New Kensington Development Corp.	Sandy Salzman (P)		
New Kensington Development Corp.	Andrew Goodman (1A)	AG	
5 Northern Liberties Neighbors Assoc.	Matt Ruben (P)	MR	

6	Waterfront Square Condo Association	Nina Zimmer (P)	NZ	
	Waterfront Square Condo Association	Mike Futryk 1A)	MF	
	Waterfront Square Condo Association	Fred Santilli 2A)	FS	
7	Old Swedes Court Homeowners	Paul Nutaitis (P)		
	Old Swedes Court Homeowners Assoc.	Kerry Durst (A)		
8	Olde Richmond Civic Association	Phil Stolzfus (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 (A1)		NV
	Pennsport Civic Association	Rene Goodwin (A2)		
	Penn Future	(P)		NV
	Penn Future	Christine Knapp (A)		NV
9	Pennsylvania Environmental Council	Patrick Starr (P)	PS	
	Pennsylvania Environmental Council	Tony Spagnoli (A)		
10	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)		
	Pennsylvania Horticultural Society	Clare Baker (A)		
	Port Richmond on Patrol & Civic Association	Laura Lanza (P)		NV
	Port Richmond on Patrol & Civic Association	Jeremy LaCompte (A)		NV

11	Queen Village Neighbors Assoc	Richard Wolk (P)	RW	
	Queen Village Neighbors Association	Lauren E. Leonard (A)	LL	
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)	JM	
	Society Hill Civic Association	Lorna Katz-Lawson (1A)	LK	
14	Society Hill Towers Homeowners Assoc	Marsha Bacal (P)		
	Society Hill Towers Homeowners Assoc	Herman Baron (A)	HB	
	South St. Head House Business Dist.	Krystal Souvanlasy (A)		
	South St. Head House Business Dist.	Mike Harris (P)		
15	Whitman Council	Rich Lazer (P)		
	Whitman Council	Mark Kaczynski (A)		
	Vice Chair Ex-Officio Voting Member	Joe Schiavo	JS	

(8 voting Board members required for a meeting quorum): 10 present

**Date: February 11, 2016**

**Guests and friends of CDAG:**

Name	Organization
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Karen Thompson	DRWC
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Elaine Elbich	PennDOT 6.0
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Marian Hull	Aecom
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Mark Rhoads	Aecom
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Susan McAninley	Washington Avenue Green
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Frank Crean	Washington Avenue Green
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Jacob Adelman	Philadelphian Inquirer
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