

Central Delaware Advocacy Group (CDAG) Board Minutes
March 10, 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 6:12 p.m. A quorum was present.

Minutes from the February 11, 2016 Board meetings were approved as submitted.

II. Officer Reports

1. Chair's Report – Matt Ruben

- a. The Spring Garden Connector is moving ahead. The walls have been prepped and some of the metal panels have been applied.
- b. Bart Blatstein's project is in stasis. There has been no application for a permit.
- c. The One Water Street building has reached its full height.
- d. [Bridgeview at the Waterfront](#) at Swanson Street is being completed.
- e. Callowhill is now a 2-way street.
- f. Cescaphe on the Waterfront: There is no update on this project.
- g. 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 and the status of the project will be monitored.

2. Vice Chair's Report – Joe Schiavo

- a. One Water Street: It is scheduled to open its leasing office on March 18 with occupancy by July 1, 2016.
- b. Proposal for Sheet Metal Workers Building site: Joe will be attending a meeting at Mark Squilla's office to address the current plan. Joe will update CDAG at the next meeting.

3. Treasurer's Report – Jim Moss

CDAG's current account balance is **\$1,893.00**. There is also an additional \$1,100.00 in contributions. An email was sent to the primary delegate of each organization with a reminder of CDAG's yearly request for contributions, and the agreed to obligation of a minimum of \$100.

4. Secretary – Nina Zimmer

We have a quorum of 11 members.

III. Philadelphia City Planning Commission

The following special guests, Area Planners for the Central Delaware, were introduced:

Nicole Ozdemir, South Philadelphia Planner; David Fecteau, North Philadelphia and River Wards Planner; Ian Litwin, Center City

They explained that the responsibility of the Planning Commission is to adopt a plan and to make recommendations. With the passage of the Master Plan for the Central Delaware, the Commission is now focusing on the various district waterfront plans. The district plans are a subset of the City's comprehensive plans for the waterfront.

Updates

- Fishtown and Kensington have been rezoned. Port Richmond, which does not have much of a waterfront, has not been rezoned to date.
- Conrail is looking for tenants for their piers. Conrail is not proposing any rezoning for this area. The piers are under federal jurisdiction which has the authority to override any local zoning

decision. Of course, they prefer not to do so. There are a lot of questions about the viaduct which the Commission anticipates will be addressed within the next 10 years.

- South of Washington Avenue: Most of the area is already rezoned. The South District Plan was adopted last summer but did not received a lot of suggestions.
- There has been no action on the Blatstein project
- The K4 rendering shows 10 towers on the site. Joe Schiavo will be going to a meeting with Councilman Squilla next week.
- Kensington north to Lehigh is still to be addressed.

Procedures for Variances

- Absent some explicit directives, no constraints or recommendations regarding a parcel of land are placed upon the Commission. In addition to the Master Plan for the Central Delaware, the Commission will look at comments by community planners and civic associations.
- If a developer goes for a zoning variance, they must prove hardship from a community perspective.
- It is the policy of the Planning Commission not to tell the applicant if they will/will not support the variance. The Commission works with the applicant toward getting a project as close to 'by right' as possible.
- The Commission and the Zoning Board of Adjustment will look at the underlying zoning as well as how recent the existing zoning has been in place.
- It was noted that City Council is always willing to work with the Planning Commission on updating the zoning Codes and that the Commission is hoping to work more effectively with the Historical Commission in 2017 when the restructuring is in place.
- Under consideration should be the elimination of single family homes under CMX3 in some areas.

The best way for a RCO such as CDAG to interface with the Commission is via email. CDAG commended the Planning Commission on their work.

IV. Old Business

1. CDAG Resolution on Zoning Overlays Impacting the Central Delaware Riverfront Central Delaware Overlay (from Spring Garden Street to Lehigh Avenue)

The Resolution had been forwarded to the CDAG members and was presented for a vote.

Prior to the vote, the following clarifications of the present overlays were made:

Parking Overlay: This overlay minimum, requiring, at a minimum, is one space for every two occupants of restaurants, assembly, entertainment or night club, is above the base code.

Special Controls Overlay: North Delaware Avenue, Spring Garden Street to Lehigh Avenue, has a special exception for assembly and entertainment. Restaurants and nightclubs are prohibited.

Discussed was repealing the special exception for restaurants only in the area from the River to I-95. The assembly and entertainment overlay would still be in place. It was noted that a SAOL (special assembly license) is needed to for assembly and entertainment.

Motion 3/16-001 - To amend the Resolution on Zoning Overlays, replacing Columbia Avenue with Frankford Avenue, to read:

(2) CDAG supports the repeal of the Delaware Avenue Parking Overlay along the Central Delaware, except for the area north of Frankford Ave., where the Parking Overlay might still be necessary at this time.

Votes in favor: All

Motion 3/16-002 - To approve the Resolution on Zoning Overlays Impacting the Central Delaware Riverfront

CDAG Resolution on Zoning Overlays Impacting the Central Delaware Riverfront

WHEREAS, The Central Delaware Riverfront Overlay District (CDO) is the legal expression of the principles of the Master Plan for the Central Delaware and the Civic Vision for the Central Delaware;

WHEREAS, Zoning overlays are effective only if they are not repealed in a piecemeal fashion or through spot zoning legislation;

WHEREAS, CDAG believes in making redevelopment along the Central Delaware as predictable and rational as possible;

AND WHEREAS, The Master Plan for the Central Delaware and CDO aim to discourage the construction of unsightly and excess parking along the Central Delaware Riverfront.

CDAG HEREBY RESOLVES THAT

(1) CDAG opposes, in the strongest and most absolute terms, any legislative repeal, partial repeal, or reduction in the area of the Central Delaware Riverfront Overlay District.

(2) CDAG supports the repeal of the Delaware Avenue Parking Overlay along the Central Delaware, except for the area north of Frankford Ave., where the Parking Overlay might still be necessary at this time.

(3) CDAG supports the reduction of the area of the Special Exception requirement for eating and drinking establishments in the North Delaware Avenue Special Controls, as follows: The eastern boundary of the Eating and Drinking Establishment Special Exception be moved westward to: Front Street from Spring Garden to the point where Front Street goes under I-95; and the eastern edge of I-95 from that point northward.

(4) CDAG opposes, in the strongest and most absolute terms, any legislative repeal, partial repeal, or reduction in the area of the prohibition of assembly and entertainment uses in the North Delaware Avenue Special Controls Overlay area.

Votes in favor: All

2. Historical Sites: Work continues on identifying historical sites. It was noted that suggested sites do not have to already been designated, but may be considered for such designation. Rivers Edge has submitted several sites for historical designation, such as between Vine Street/ Callowhill at Water Street. If any of these sites had an historical designation, it could not be used as a parking lot.

ACTION ITEM: Prioritize CDAGs support for this project. Forward the current list of historical buildings to the Committee.

3. United by Blue River Cleanup: This project is scheduled with the Youth Corp Group. It will take place on Tuesday, April 19th, Pier 68, Pier 70 Boulevard.

ACTION ITEM: CDAG members to inform their communities. CDAG to schedule the date and place of their yearly Cleanup.

4. Historic Designation of PECO Building: The building is currently on the national list of historic buildings.

ACTION ITEM: Clarify whether the PECO Building is on the local list of historic buildings.

V. New Business

There was no new business.

The meeting was adjourned at 7:15 pm.

Next regularly scheduled CDAG Board meeting is April 14, 2016

Agenda Item: I95 Presentation

Society Hill Towers Community Room at 6:00 PM

CDAG Board Member Attendance Record March 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. | Arthur Meckler (1A) | | |
| 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) | | |
| 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 | |

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|----|--------------------------------------|------------------------|----|----|
| 6 | Old Swedes Court Homeowners | Paul Nutaitis (P) | | |
| | Old Swedes Court Homeowners Assoc. | Kerry Durst (A) | | |
| 7 | 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 |
| 8 | Pennsylvania Environmental Council | Patrick Starr (P) | | |
| | Pennsylvania Environmental Council | Tony Spagnoli (A) | | |
| 9 | Pennsylvania Horticultural Society | Tammy Leigh DeMent (P) | TD | |
| | Pennsylvania Horticultural Society | Alise Unver (A) | | |
| | Port Richmond on Patrol & Civic Asso | Laura Lanza (P) | | NV |
| | Port Richmond on Patrol & Civic Asso | Jeremy LaCompte (A) | | NV |
| 10 | Queen Village Neighbors Association | Richard Wolk (P) | RW | |
| | Queen Village Neighbors Association | Lauren E. Leonard (A) | | |
| 11 | River's Edge Community Association | John Scorsone (P) | JS | |
| | River's Edge Community Association | Rich Stange (A) | RS | |

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|----|--------------------------------------|------------------------|-----|--|
| 12 | Society Hill Civic Association | Jim Moss (P) | JM | |
| | Society Hill Civic Association | Lorna Katz-Lawson (1A) | LKL | |
| 13 | Society Hill Towers Homeowners Assoc | Marsha Bacal (P) | MB | |
| | Society Hill Towers Homeowners Assoc | Herman Baron (A) | | |
| | South St. Head House Business Dist. | Krystal Souvanlasy (A) | | |
| | South St. Head House Business Dist. | Mike Harris (P) | | |
| 14 | Waterfront Square Condo Association | Nina Zimmer (P) | NZ | |
| | Waterfront Square Condo Association | Mike Futryk (1A) | MF | |
| | Waterfront Square Condo Association | Fred Santilli (2A) | | |
| 15 | Whitman Council | Rich Lazer (P) | | |
| | Whitman Council | Mark Kaczynski (A) | | |

Joe Schiavo Vice Chair *Ex- Officio voting member

JS

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

Date:

Guests and friends of CDAG:

| Name | Organization |
|----------------|---------------------------------------|
| David Fecteau | Philadelphia City Planning Commission |
| Nicole Ozdemir | Philadelphia City Planning Commission |
| Ian Litwin | Philadelphia City Planning Commission |

