

Central Delaware Advocacy Group (CDAG) Board Minutes
April 14, 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 6:05 p.m. A quorum was present.

Minutes from the March 10, 2016 Board meetings were approved as submitted.

II. Officer Reports

1. Chair's Report – Matt Ruben

- a. The I-95 Presentation will occur in May.
- b. The Spring Garden Connector is still under completion. The walls have been prepped and some of the metal panels with a wisteria design have been applied. There will be LED programmable lighting. The entire Spring Garden Greenway will provide a beautiful connector to the Delaware waterfront.
- c. 626 – 630 N. Delaware Avenue had been sold to the DeSimone Auto Group. They indicated that they would like to build an automobile showroom with apartments on two upper floors. They indicated that there would be no surface parking lot for the cars to be sold. The edifice was never built and they now are using the property as a service lot. This is non-accessory and therefore against the Overlay specifications. Councilman Mark Squilla was contacted and he notified Licenses and Inspections. Councilman Squilla was also asked to contact the head of Licenses and Inspections and ask that they issue a stop and cease notice.
- d. A brief overview of CDAG's relationship to DRWC and the Planning Commission was given for the benefit of new attendees.

2. Vice Chair's Report – Joe Schiavo

Joe attended a meeting hosted by Mark Squilla to address the K4 plan for the Sheet Metal Workers site. Also attending were K4 Architects, Tom Kelly, Rich Lazar, Sean McMonigal and DRWC representatives.

See Agenda item for Proposal for Sheet Metal Workers Building Site.

3. Treasurer's Report – Jim Moss

- a. CDAG's current account balance is \$2793.29. There was a review of those organizations who have already contributed and a request for confirmation of the accuracy of the list.
- a. A question was raised re CDAG possibly receiving a contribution from the Delaware River Waterfront Corporation. It was noted that CDAG is an independent organization and receipt of money from them could potentially appear as a conflict of interest.

4. Secretary – Nina Zimmer

We have a quorum of 11 members.

III. Update/Discussion: Meeting with K4 team and Councilman Squilla about K4 rendering at Sheet Metal Workers' site (Joe Schiavo)

- a. Proposal for Sheet Metal Workers Building Site:
Joe attended a meeting hosted by Mark Squilla to address the current plan. The proposal is for a mega-development project behind and to the south of the current 3 Sheet Metal Workers' buildings and to the River, including building on the 2 piers. The

developer had transferred the trail area to the DRWC previously. Proposed are 10 towers, including 2 towers on each of the 2 piers. The 6 residential towers of various specific uses – condo, rental, assisted-living, hotel - on the mainland would be unusually tall (390') and are calculated by the development team to be permitted due to zoning bonuses and FAR (floor area ratio) calculations which included the submerged lands surrounding the two piers. The project would be done in phases. There would be connecting roadways built into the podium parking structures.

K4 was asked to consider an alternate plan which would revise the connecting roadways to be at ground level, exposed to the sky and structures not on top of the parking 'podiums'. The DRWC came to no conclusions, asked to see the calculations. and urged that K4 return after considering other options that meet the Master Plan.

The CDAG members voiced the following concerns:

- Joe noted that they are saying that this is a by-right project, although calculations demonstrating accurate application of bonuses was not in evidence at the meeting table.
- Not a good connection with the adjacent neighborhood.
- The project will be done in phases and the zoning bonuses received are calculated on the full project build-out, but may be applied only to the first structure, and the additional structures of the plan may never be built.
- The retail uses are located on top of the parking podium with no street-level presence and, as such, does not contribute as a draw of visitors to the project site.
- The access to the proposed residential uses on the piers across the recreational trail is undefined and concerning.

CDAG re-affirmed that the Master Plan and Central Delaware Overlay, limits height to 244 feet and, at 390 feet, this is not a by-right project.

IV. Old Business

1. PECO Historic Certification: Andrew Goodman has informed us that Jill Betters submitted an updated application in the beginning of March to the Philadelphia Historical Commission to add the PECO Power Station north of Penn Treaty Park to the *local* (more protective) register. This was following their original submission last fall, but apparently the Commission asked for more information from them. As of a couple weeks ago, they had not received a reply from the Commission regarding their updated application.
2. Scissor Ramps: No update on the injunction which was filed against removing these ramps. It was noted that access from Delaware Avenue to the Chestnut / Market Streets viaduct needs to be ADA-compliant, and that ADA access will be built under the DRWC's ramp removal plan.

V. New Business

1. Dockside Representation: The CDAG members welcomed 2 representatives from the Dockside Condominiums who indicated that Dockside is interested in becoming a member of CDAG. It was confirmed that Dockside appears to qualify for membership as it is within CDAG boundaries and the size of the homeowners' association meets the CDAG qualifications. As a courtesy, the Queen Village Neighbors Association will be notified of their request.
Action Item: Nina Zimmer will be responsible for working with the Dockside representatives to initiate the standard procedure for voting membership.

2. Two-way Traffic on Spruce Street to Delaware Avenue: A concern was expressed that cars are backed up on Front Street and Spruce Street due to a loss of one lane of traffic for turning right on red onto Delaware Avenue. The Society Hill Civic Association will take the lead on this issue and will contact CDAG if assistance is needed.
3. There are no issues with Callowhill Street being 2-way.
4. Pier 34: The mid-part of the pier has collapsed. It was recommended that the DRWC be contacted for advice on whom to contact re this issue.

The meeting was adjourned at 6:55 pm.

Next regularly scheduled CDAG Board meeting is May 12, 2016

Agenda Item: I95 Presentation

Society Hill Towers Community Room at 6:00 PM

See attendance sheet attached

CDAG Board Member Attendance Record: April 14, 2016

CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Pleas e 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)		
5 Northern Liberties Neighbors Assoc.	Matt Ruben (P)	MR	
6 Old Swedes Court Homeowners	Paul Nutaitis (P)	PN	

	Old Swedes Court Homeowners Assoc.	Kerry Durst (A)		
7	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 (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)		
	River's Edge Community Association	Rich Stange (A)	RS	
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)		
	Waterfront Square Condo Association	Fred Santilli (2A)	FS	
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

Guests and friends of CDAG:

Name Organization

Irene McNeil Dockside Residences

Margie Medeiros Dockside Condo Manager

Frank Crean Washington Avenue Green (Pennsport)

Susan McAninley Friend of Washington Avenue Green (Pennsport)

Marsha Moss Society Hill Towers

Thaddeus L. Fia Lleowski

