

**Central Delaware Advocacy Group (CDAG) Board Minutes**  
**June 9, 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 6:00 p.m. A quorum was present. Minutes from the May 12, 2016 Board meeting were approved as submitted.

**II. Officer Reports**

1. Chair's Report – Matt Ruben

- a. DRWC Activities
  - The Spring Garden Connector, delayed due to the stainless steel doors/gates provided by SEPTA, will be completed in July 2016.
  - It was confirmed that the scissor ramps across Columbus Boulevard will be taken down. The Market Street stairs will also be taken down and replaced with ADA compliant stair/ramp combination. There was no further opposition/appeal received by PennDOT by the established deadline.
  - A Request for Proposal re the redesign of Foglietta Plaza was issued. Foglietta Plaza is currently an underused public space. The RFP states that the renovation of the plaza will improve a direct connection from Society Hill to the waterfront, while also establishing an inviting and peaceful public space. No RCO is involved with this project. There will be public vetting of the design of the project.
- b. The Annual Waterfront Promenade Fundraiser will take place next Wednesday.
- c. There is now a lease from the State for the Festival Pier riverbed.
- d. Dockside has submitted an application requesting that they become a member of the CDAG Board.

2. Vice Chair's Report – Joe Schiavo

Vice Chair was absent. No report was submitted.

3. Treasurer's Report – Jim Moss

CDAG's current account balance is \$4,400.

4. Secretary – Nina Zimmer

We have a quorum of 9 members.

**III. One Water Street**

Originally, PMR, the developers of this waterfront apartment building on Columbus Boulevard, were allowed zoning by-right with a height bonus if they incorporated below-market rentals. PMC is now seeking to renege on its affordable housing obligation. This has been called a "bait and switch" by several entities.

The city will allow no certification of occupancy until this issue is resolved. L&I said that PMC would be excused from the low-income housing deal only if it could provide other amenities of equal value

to compensate for the height bonus. The developers will have to apply for a new zoning permit if they want to address the other bonuses, such as paying money into the Housing Trust Fund, public space, retail, artwork, LEED certification, etc.

CDAG members discussed this issue at length, deciding how to address it. It is not under CDAG's scope to address which bonuses should be included, however, the Overlay process is of paramount concern as are the quality and aspirations of the waterfront under the Civic Vision and Master Plan.

They also noted that the quality of the bonuses should be taken into consideration; for example, how much (percentage of) contiguous public space is provided. It was noted that since the building is completed, LEED\* Gold would not be an option if it is not already installed.

If a new zoning permit were submitted, the developers might encounter difficulties due to lack of conformity with the new FEMA floodplain maps and the need for a higher elevation. In that case, the developers would probably ask for a variance.

The status of this project is now unknown. It was noted that the Zoning and Planning Commissions are now addressing the zoning codes, looking to tighten them and enforcement. CDAG discussed the use of posting bonds prior to building with bonuses.

A request was made that the developers address the deteriorating condition of the Belgian block paved portion of Water Street. They had made this commitment during their presentation to CDAG.

**ACTION ITEM:** A motion was made and approved that Matt Ruben and Joe Schiavo prepare a public statement about the integrity of the process, honesty, the validity of the bonuses, condemning PMC and supporting the Mayor.

\*LEED (Leadership in Energy and Environmental Design – a nationally accepted third-party certification program for design, operation and construction of high performance green buildings.

#### **IV. Councilperson Approval for Property Subdivisions**

Councilman O'Neill submitted a bill that would require that the request for approval for property subdivision would first go to City Council for consideration, then to the Planning Commission for preliminary consideration prior to its becoming an ordinance by Council. As amended, this would only address subdivisions that affect city maps. The Crosstown Coalition will draft a letter against it.

**ACTION ITEM:** A motion was made and approved that Joe Schiavo create a letter raising a concern about this bill.

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

1. 626 – 630 N. Delaware Avenue had been sold to the DeSimone Auto Group to build a mini automobile showroom with apartments on upper floors and no surface parking lot for the cars to be sold. They now are using the property as a service lot. This is non-accessory and therefore is not only illegal but also against the Overlay specifications. L & I cited DeSimone and the site is at the end of the a 30-day stop and cease notice and will have 10 days to cease

operations. The site will be re-inspected on June 23 and then once more prior to taking the owners to court. The options for DeSimone is to either stop using the site as a service lot or to ask for a variance.

2. Registration of Historical Resources Along the Central Delaware  
Andrew Goodman reported that there will be a meeting with a local historian who is open to assisting with more assets when pursuing for registration along this seven-mile stretch. The historian will be invited to a CDAG meeting.
3. The Festival Pier target date appears to be “on track”.  
ACTION ITEM: Matt Ruben will seek to confirm this.

#### **IV. New Business**

1. Lot Next to Foxwoods: It was noted that trailer boxes are being stored there. It is legal if the owner approves it.
2. It was noted that there is a formal Civic Vision of the Waterfront which addresses many standards, including the height limit but does not address aesthetics as they cannot be legislated.
3. It was recommended that DRWC ask that trucks/storage units be removed from the Spruce Street Park during the off-season.

The meeting was adjourned at 6:55 pm.

Next regularly scheduled CDAG Board meeting is July 14, 2016

Society Hill Towers Community Room at 6:00 PM

Attendance Record Attached – See below.

**CDAG Board Member Attendance Record: June 9, 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)		
Dickinson Square West	Jane Winkel (1A)		
2 Fishtown Neighbors Assoc.	Matt Karp (P)		
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	Dianne Mayer (P)	DM	
Neighbors Allied Best Riverfront	Kathy De Angelis (1A)		
Neighbors Allied Best Riverfront	Mary Stumpf (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	
6	Old Swedes Court Homeowners	Paul Nutaitis (P)	PN	
	Old Swedes Court Homeowners Assoc.	Robert Bevilacqua (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)	PS	
	Pennsylvania Environmental Council	Tony Spagnoli (A)		
9	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)		
	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)		
	Society Hill Towers Homeowners Assoc	Herman Baron (A)		
	South St. Head House Business Dist.	Krystal Souvanlasy (A)		NV
	South St. Head House Business Dist.	Mike Harris (P)		NV
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

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

**Guests and friends of CDAG:**

Name Organization

Irene McNeil Dockside Residences

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Marsha Moss Society Hill Towers

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John Lawson Society Hill Civic Association

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