

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

**II. Special Presentation: K4 LLC Development Proposal:**

**K4 Chief Executive Officer Jeff Kozero, Architect Seth A. Shapiro, Susan Feltner, Steve Pollock, Tom Kelly**

The K4 Development, would be located on 18 acres along Columbus Boulevard, from Reed Street to Washington Avenue and would include 100 townhouses, 10 high-rise structures hosting residential rental and condo buildings, a hotel, shops and restaurants, and a senior living building parcel that may be sold to another company but would be controlled by K4, is also planned. There would be no surface parking lots. It would include towers on the 2 piers on the site, accessible by ramps built over the waterfront trail. Also planned are 3 connector streets to the waterfront, one of which is in line with an off-ramp of I-95. The developers are proposing a modification of the CDO bonus table to include new height bonuses for new connector streets created in the CDO district. Currently, that proposal is under review by the Planning Commission.

The hallmark of the site would be its connectivity to the waterfront with public access trails and streets. It would be developed with connections to the I-95 off-ramp and a waterfront trail on land conveyed to the DRWC. The site is zoned CMX3 and the developers are asking for bonuses so that they may build higher than the Delaware River Overlay allows. Currently, they may build 100 feet by right, and 244 feet via current bonuses. The bonuses would apply to the entire site and are related to the waterfront trail, retail on the ground floor of some buildings and public open spaces. The site is envisioned as a dynamic gathering place with an entrance median 180 feet wide. They are working with PennDot to determine the best pedestrian access across Christopher Columbus Boulevard.

K4 anticipates that the development would be built in 4 phases and completed in 7 years. Phase 1 would be 1 residential tower, and the hotel. In addition, the developers are working with the Sheet Metal Workers Union on plans to include additional portions of their parcel.

CDAG members expressed concern about the entrance to the development and the amount of public space. They would prefer that the site be more welcoming along Christopher Columbus Boulevard.

During a discussion after the K4 representatives left, it was noted that the developers are only using less-than 80% of the FAR allowed, below 400%, so the site is not being overbuilt. The stacking and massing allows for the best views corridors that may be expected. It was suggested that CDAG explore ways to make this fit, avoiding the use of an ordinance unique to this parcel, maybe with the use of a variance or modification of the bonus tables that would apply to the entire CDO area.

Also noted were the following:

CDAG worked for years to get codified what we wanted the riverfront to look like. Every time that is challenged we run the risk of opening the door to other developers coming forward and asking for changes

Based on past experiences, over the years, no super large, multifaceted proposal presented on the waterfront, after approval, never became developed. Instead, after receiving approvals the land stands undeveloped and will eventually be flipped.

Studies have shown that population increases into Philadelphia will not come close to filling the number of new housing units if we allow these large developments to be built. Those that have been built, such as Waterfront Square and Harbor View, were never totally completed.

It was recommended and agreed upon that there be additional discussion of the development after Councilman Squilla and Anne Fadullon, Director of Planning and Development for the City, address their issues.

### **III. Officer Reports and Updates on Pending Waterfront Issues and Projects**

#### **1. 626-630 N. Delaware Avenue – DeSimone Auto Group Parking**

The DeSimone Auto Group has been using their property at 626-630 N. Delaware Avenue as a service/used car parking lot. L&I confirmed that this is illegal. The site was originally approved for a Cadillac showroom with no vehicle service or storage of any type, and a café and apartments. They have now applied for a variance for the car lot use and went before the Northern Liberties zoning committee who will not support their request. There is a zoning hearing scheduled for November 22, 2016.

#### **2. November 10 Historical Commission Hearing on 81-95 Fairmount Avenue**

This last remaining intact row of federal era houses is being considered for historical designation by the Historical Commission. The 8 structures were originally nominated by Oscar Beisert, Architectural Historian and Historic Preservationist, and were resubmitted by the Planning Commission. The buildings are now owned by the Piazza Auto Group who wants to develop the property. Today the Commission voted to add the buildings to the Historic Register.

### **IV. Old Business**

Irene McNeil obtained a map of the piers from Oregon to Allegheny Avenues from the Regional Port Authority. It was determined that we should get a digitized version of the map, create a smaller version, have it laminated and brought to each CDAG meeting. Irene will contact the DVRPA.

### **V. New Business**

There is a proposal by Bart Blatstein to build a subdivided grocery and beer store on the Foxwoods site. There would be parking in back. No gas station included in this latest proposal.

The meeting was adjourned at 7:50 pm.

**CDAG Board Member Attendance Record by Organization: November 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)		
2 Dockside	Irene McNeil (P)	IM	
Dockside	Doug Cregar (1A)		
Dockside	Irv Starkman (2A)		
3 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
4 Neighbors Allied Best Riverfront	Dianne Mayer (P)	DM	
Neighbors Allied Best Riverfront	Kathy De Angelis (1A)	KA	

	Neighbors Allied Best Riverfront	Mary Stumpf (2A)		
	Neighbors Allied Best Riverfront	Susan McAnninley (A)		
5	New Kensington Development Corp.	Sandy Salzman (P)		
	New Kensington Development Corp.	Andrew Goodman (1A)		
6	Northern Liberties Neighbors Assoc.	Matt Ruben (P)	MR	
7	Old Swedes Court Homeowners	Paul Nutaitis (P)		
	Old Swedes Court Homeowners Assoc.	Robert Bevilacqua (A)		
8	Olde Richmond Civic Association	Phil Stoltzfus (P)	PS	

	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)		NV
	Penn Future	(P)		NV
	Penn Future	Christine Knapp (A)		NV
9	Pennsylvania Environmental Council	Patrick Starr (P)		

	Pennsylvania Environmental Council	Tony Spagnoli (A)		
10	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)	TLD	
	Pennsylvania Horticultural Society	Alise Unver (A)		
11	Port Richmond on Patrol & Civic Asso	Ken Paul (A)		
	Port Richmond on Patrol & Civic Asso	Thaddeus Fialkowski (P)	TF	
12	Queen Village Neighbors Association	Richard Wolk (P)	RW	
	Queen Village Neighbors Association	Lauren E. Leonard (A)		
13	River's Edge Community Association	John Scorsone (P)	JS	
	River's Edge Community Association	Rich Stange (A)	RS	
14	Society Hill Civic Association	Jim Moss (P)	JM	
	Society Hill Civic Association	Rick Herskartz (1A)	RH	
15	Society Hill Towers Homeowners Assoc	Ann S. Westcott (A)		
	Society Hill Towers Homeowners Assoc	Herman Baron (P)	HB	
	South St. Head House Business Dist.	Krystal Souvanlasy (A)		NV
	South St. Head House Business Dist.	Mike Harris (P)		NV
15	Waterfront Square Condo Association	Nina Zimmer (P)	NZ	

Waterfront Square Condo Association	Mike Futryk (1A)	MF	
Waterfront Square Condo Association	Fred Santilli (2A)		
16 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) – \_\_\_13\_\_\_ present

**Guests and friends of CDAG:**

Name	Organization
Seth A. Shapiro	Barton Partners/K4
Janet Kalter	Old City Green
Lorna Katz Lawson	SHCA
Susan Feltner, Tom Kelly, Jeff Kozero	K4 Philadelphia LLC
Steve Pollock	Zarwin Baum – K4 Philadelphia LCC
<b>Jeff Kozero</b>	<b>Principal, K4 Philadelphia LLC</b>
<b>Tom Kelly</b>	<b>Partner, K4 Philadelphia LLC</b>
<b>Susan Feltner</b>	<b>K4 Philadelphia LLC</b>

