

**Central Delaware Advocacy Group (CDAG) Board Minutes**  
**December 8, 2016, 6:00 PM**  
**Society Hill Towers Community Room - Recorded Attendance Attached**

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

In the absence of Matt Ruben, Chair, Joe Schiavo, Vice Chair, called the meeting to order at 6:00 p.m. A quorum was not present.

The minutes from the 2016 November Board meeting will be submitted for approval at the January 2017 Board meeting.

**II. Officer Reports**

**Chair/Vice Chair: See Updates below**

**Treasurer:** CDAG's account balance as of October, 2016 is \$3050.29.

**Secretary: We have 6 members present.**

**III. K4 LLC Development Proposal:**

**Background as presented at the November CDAG meeting**

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.

**Update**

The proposal was reviewed by the Planning Commission and Councilman Squilla. They are not satisfied with the plans for project as presented and are 'holding firm'. The Planning Commission does not foresee that any legislation that could be drafted would get traction. K4 now proposes new, additional bonuses that would allow a 72-foot height bonus for creating new access through the site.

The CDAG members discussed the new proposal, including whether the access identified by K4 would provide genuine access. The larger issue to be addressed is the question whether to limit height bonuses to all buildings with non-uniform heights in multi-building projects. Currently, all the buildings would receive the bonus. Should the Central Delaware Overlay have this bonus? K4 could still go the variance route versus modifying the entire Overlay. The resolution of this issue is still unknown.

**IV. Pending Waterfront Issues and Projects**

1. Spring Garden Connector: The lighting ceremony is slated for December 20, 5 p.m., at Second and Spring Garden Streets
2. Race Street Connector: DRWC has broken ground on the north side of the project. The Bicycle Coalition is working with them to address a bicycle crossing.
3. Festival Pier: An additional 90 days of due diligence was added to the construction timeline.

#### 4. Foxwood Site

The plan is to subdivide the site into 3 lots, with the western portion split in half.

The NW lot would contain a grocery store and offices and parking

The SW lot would have a WAWA with a gas station. The parking would be in the back of the WAWA store. It would also have other commercial uses and this would need variances. An ordinance would be pursued.

The eastern portion may be developed by a 3<sup>rd</sup> party developer. No high-rise buildings are planned.

It was suggested that CDAG should consider promoting an ordinance prohibiting future gas stations along the Central Delaware.

5. Foglietta Plaza: This is currently owned by PennDOT with involvement by ILMAC re the decisions and maintenance. A grant from the William Penn Foundation for an International Sculpture Garden has already been announced by the DRWC. The final plan for the site is continuing to be explored, with public outreach and planning.
6. DeSimone Lot on the Delaware and Fairmount: They have withdrawn the application for service car parking.

#### **IV. Old Business**

1. Irene McNeil obtained a map of the piers from Oregon to Allegheny Avenues from the Regional Port Authority we have now received a digitized version of the map.

#### **V. New Business**

Nominations for Officers: Anyone interested in running for an office should contact the Executive Committee

The meeting was adjourned at 6:50 pm.

Attendance attached below

**CDAG Board Member Attendance Record by Organization: December 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)	JW	
2	Dockside	Irene McNeil (P)	IM	
	Dockside	Doug Cregar (1A)		
	Dockside	Irv Starkman (2A)		
3	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
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)		
7	Old Swedes Court Homeowners	Paul Nutaitis (P)	PN	
	Old Swedes Court Homeowners Assoc.	Robert Bevilacqua (A)	RB	
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)		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)		
	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)		
	River's Edge Community Association	Rich Stange (A)		
14	Society Hill Civic Association	Jim Moss (P)		
	Society Hill Civic Association	Rick Herskartz (1A)		
15	Society Hill Towers Homeowners Assoc	Ann S. Westcott (A)		
	Society Hill Towers Homeowners Assoc	Herman Baron (P)		
	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	

