

, 2020



LOGAN SQUARE NEIGHBORHOOD ASSOCIATION

P H I L A D E L P H I A

### ZONING COMMITTEE REPORT

1. 60 N. 23rd Street/2301 JFK Blvd/Riverwalk – Construction continues. The Giant corporation will make a special RCO Board presentation on 9/21 @7PM about signage for their new store. The signage requires variances for both size and height and is scheduled for a ZBA hearing on October 21,2020.
2. 113-127 N. 23<sup>rd</sup> Street- Construction continues.
3. 139 N 23<sup>rd</sup> Street-PMC has received a conditional approval for an as of right project that requires a Civic Design Review. On May 27 a required RCO meeting was held virtually to allow PMC to present the project and answer questions about the design. Civic Design Review is scheduled for July 14, 2020. Civic Design Review was concluded on July 14.
4. 33 N 22<sup>nd</sup> Street- PMC is meeting with members of Zoning and Planning and Design Committees along with representative of CCRA to discuss concepts for the Trader Joe’s parking lot on 3/12/20. PMC and their architect made a presentation that they have declined to share with LSNA about this project. They indicated that they had met with the Murano about the project and that they have submitted plans to L&I. LSNA has been appointed as coordinating RCO for this project and PMC has gotten notice that they need to appeal to the ZBA for 1 Use Referral and 2 Use Refusals. They also need to go before Civic Design Review.  
 Since this report, PMC has revised the project to eliminate the 2 Use Refusals and to only need a Special Exception for above grade parking. LSNA had been appointed as Coordinating RCO for the CDR process. An RCO meeting was held on 7/28 and the project was presented at the Civic Design Review on August 11, 2020. The Civic Design Review was continued until September 14<sup>th</sup> when they will re-present including changes based on comments by the CDR committee and LSNA. LSNA and CCRA were appointed as Co-Coordinating RCOs for the zoning part of this project and a September 1, 2020 ZBA hearing has been continued with the new hearing date TBD. A special RCO Board meeting was held on August 31,2020 and it was voted to “Not Oppose” with the condition that a Community Benefits Agreement would be executed with PMC, LSNA, CCRA, and the Murano. More details to follow.
5. 1823-35 Callowhill St – By right project was presented at virtual RCO meeting on April 14<sup>th</sup>. 57 unit multi-family building with first floor commercial including a Fresh Food Market. Civic Design Review is scheduled for July 14, 2020 and was concluded on July 14<sup>th</sup>.
6. 2301 JFK Blvd- PMC has submitted an as of right project for approval. Required RCO meeting is scheduled virtually for July 14, 2020 at Board Meeting. Required CDR meeting was held on August 17, 2020 and the CDR process was concluded.
7. 230 N 23<sup>rd</sup> Street- This is the vacant parcel/parking lot that is part of the Edgewater Complex. Ownership working with the Alterra Property Group have submitted a by-right project to L & I for review. This will need an RCO meeting prior to Civic Design Review. A near neighbor meeting was held on July 23, 2020 and the formal RCO meeting was held on August 10, 2020. Assurances have been made by the Developer that they’ll communicate with the near neighbors about any disruptions about access to their properties and street parking. They’ve also assured that access to the Winter Street Community Garden will be accommodated. Required CDR meeting was held on August 17, 2020 and concluded.