



**LSNA Board Meeting  
Via Zoom  
October 13, 2020**

*Present:* Dennis Boylan, Edward Dougherty, Colleen Walsh, Karen Belding, Bill Armstead, Lynn Armstead, Floss Barber, Susan Berrigan, Mandy Bucceroni, David Cardy Michael Eckstein, Sandie Farrell, Jim Fennell, Jovida Hill, Michael Hoffberg, Tom Hogan, Frank Janitor, Sheryl Johnson, Sean Kardon, Rich Leimbach, Hessam Mirsaedi, Drew Murray, Fran Pollack, Louise Quattrone, Jim Ruddick, Sven Shroeter, Bob Sutton Paul Stavrakos, Robert Strunk, Andy Toy, Pat Toy, Michael Volpe, Nancy Weinberg, Alan and Tara Williams , Linda Wong.

*Not. Present:* Wendy Blume, Joan Decker, Alan Feldman, Tom Hogan, John Kroll, Diane Sales, David Searles , Joe Sirbak, Earl Wolf.

*Motion to approve minutes from meeting September 2020, so moved, seconded, approved.*

Zoom meeting called to order by President Dennis Boylan at 7 pm. Quorum report.

Drew Murray presented the 47<sup>th</sup> annual Halloween Plan for LSNA. He shared safety tips for trick or treaters from the city; trick or treating will be from 5-9 pm. Drew also presented safety guidelines for houses offering candy. Drew is working to get the streets closed down by the city. Flyers can be posted for houses not participating.

## President's report:

As you saw in the news, there was resolution and subsequent vacancy of the Ridge Avenue encampment near the PHA offices. Negotiations between the City and the Parkway Encampment have been ongoing for the last 3+ months (today is Day 125). We received notice during the meeting that the city has come to an agreement with the encampment leaders. LSNA has been unceasing in communicating our concerns to the City and our elected officials. We greatly appreciate the help and outreach from Council President Clarke, and At-Large members Helen Gym and Alan Domb. We're also in regular contact with the Philadelphia Police Department, the surrounding condo/apartment complexes and Parkway Institutions. Until there is a completed resolution, all of us will need to continue to press our elected officials (specifically Mayor Kenney) on the need to follow up and **close** the encampment. It's not safe (winter is coming) and it is having a detrimental impact on the surrounding neighborhood and on the residents of the camp itself.

We did not have a Block Party this year. President Boylan would like to propose that we use the (approved) unspent event funds (\$2,200) in the following way: donate \$1,000 to Project HOME, donate \$1,000 to the Fairmount Sports Association (to help offset their lost season) and the balance of \$200 (plus an additional \$300 for a total of \$500) for the 9th District PPD to spend at Little Pete's for food & beverages. He also asks for you (and our members) to make personal donations to Project HOME or similar such charities that seek to remedy housing and homelessness. *Note: we annually expend \$1,000 to buy hoagies for the 9th District and the Fire House on Market Street, this allocation was approved in our 2020-21 budget. The above \$500 request is an addition.*

This past Wednesday we signed off on the CBA (Community Benefits Agreement) for the Trader Joe Parking Lot apartment building construction. This required close working with the Murano (a LSNA association member and project near neighbor) and our RCO co-coordinating partner CCRA (Center City Residents Association). Several outcomes of note can now be associated with this project: PMC committed in a side letter to improve diversity in their construction workforce and to participate in further discussions on how to improve such, with CCRA, LSNA and Council President Clarke. Our goal is to ask several other large developers to participate in these talks and to attain tangible progress. We pursue this for the benefit of Philadelphia; that the workforce on such large projects not only reflect who we are but provides opportunity for all to grow and succeed. Another outcome is that PMC will facilitate a meeting between representatives of Trader Joe and CCRA & LSNA to discuss the feasibility of making a store entrance on Market Street. A lot of effort went into getting a good outcome on this CBA. Special thanks to Mandi

Bucceroni our LSNA building rep for the Murano and to Rich Leimbach and Sven Schroeter for their significant and extraordinary input. To our friends at CCRA we are grateful for their participation and look forward to future collaboration, especially with EVP Richard Gross.

Last week, there was a three hour City Council hearing on Motorcycles and ATVs. As many of you could hear this past Saturday, there was a lot noise and traffic from these vehicle types in our neighborhood. We're not alone, this is a city wide issue.

<https://www.inquirer.com/news/philadelphia-atvs-dirt-bikes-city-council-public-safety-hearing-20201007.html>

The hearings are a start, but like the encampment, this is an issue our elected officials need to know, that it's one we have strong opinions about. So, call and email, but more importantly report the noise & safety issues to 911 and 311. The statistics help. But again, we're going to need to press hard, that means everyone. Call 215-686-TIPS.

Giant Sign Presentation: Gary Clarke, attorney, Joe Lacagnina, Giant Rep, and Howard Lebold, architect. This is a revised presentation from Giant Food Markets as they seek approval for their signage. After last month, they responded with a reduction in size for the North (River View) and East (Westminster Arch & 2200 Arch) facing signs. They showed examples of other signs in the area. They agree to reduce the size of the letters in the signs and to lower the signs (Arch street sign, Cherry Street sign). The main entrance sign would also be reduced in size and height. The signs will be illuminated during store hours (6 am to 11 pm). At a distance from 10 feet the sign emits 0.2 foot candles of light; at 30 feet, the light emittance is .02 foot candles. Variances are requested along Cherry Street and along 23<sup>rd</sup> Street. The store is targeted to open first quarter 2021.

**OTIS** (Office of Transportation Infrastructure and Sustainability) presented on dedicated Bus Only lanes for Market and JFK between 15th & 20th Streets. Jeanette Brugger and Christopher Puchalsky presented on ways to improve transit in center city, joined by Dan Nemiroff, Wendy Green-Harvey, Tom Marcucci, and Kim Dagostino. They are focused on pedestrian and bike safety within their transit plan. They are proposing a "bus only" lane on JFK and Market from 15<sup>th</sup> to 20<sup>th</sup> streets, starting with an 18-month pilot, beginning November 2020. The goal is to support transit for households without a car, which especially includes African American and Latinx households. Many of these riders are essential workers. They took questions from the attendees from the chat section. Contact information: [Jeannette.Brugger@phila.gov](mailto:Jeannette.Brugger@phila.gov); Christopher Pulchasky 215.386.2863, [Christopher.puchalsky@phila.gov](mailto:Christopher.puchalsky@phila.gov).

Zoning Report (see below) presented by Rich Leimbach.

Giant is requesting a variance for the size of their signage and the number of signs. Daniel McElhatton and Michael Eckstein representing the near neighbors made presentations.

*Motion of non opposition to the October 13<sup>th</sup> presented variances for sign size and sign location as long as the signs on 23<sup>rd</sup> Street, Arch Street, and Cherry Street are not illuminated. Seconded. Roll call vote. The motion carries, 24 ayes, 1 nay, 3 abstentions.*

OTIS is requesting a letter of support or non opposition for the dedicated bus lanes. *Motion to send a letter of support for the project, if the project does not extend to the 1900 block of JFK. Seconded. Motion carries, 13 ayes, 10 nays, 4 abstentions.*

Later this week, on the 15th, a presentation on a “doggie daycare” to be operated near the yet to be completed south tower of River Walk, under the SEPTA tracks on the west side of 23rd Street. President Boylan will send a zoom invite for that meeting.

The Election. It’s fast upon us. Get your ballot in! More on the process at the meeting. President Boylan shared information on how to register, vote early, request an absentee ballot, etc. Operating hours Monday to Thursday 11:30 am to 6:30 pm, Friday to Sunday 9:30 am to 4:30 pm.

During the meeting we received news that the city has reached an agreement with the encampment and it will be closed at the end of the week.

November 11 (Veteran’s Day) at 11:11, African American VFW organizations will be holding a service at Aviator Park.

Finally, thank you to the Committee Chairs, who have continued to keep the Association running efficiently (for example, we’ve had six substantial zoning projects to address since July, that’s a lot of moving parts). The Encampment has consumed a tremendous amount of time and effort on the part of Ed Dougherty and Colleen Walsh; their work and wisdom deserve everyone’s acclaim. As many of you may have seen, Dennis submitted an OPED piece to the *Inquirer* on the encampment and in crafting it; he was greatly helped by Sheryl Johnson and especially Jovida Hill.

Colleen Walsh has chaired the Health and Safety Committee for years, she will have a co chair in Dan Solis Cohen.

*Meeting was adjourned at 9:45 PM. We had a total of 117 participants.*

**CONSENT AGENDA  
OCTOBER 2020**

**LSNA Membership Report FY20-21**  
September 8, 2020 – October 11, 2020  
October 13, 2020

**FY20-21 Members – 383**

Residential – 366 (47 NEW; 302 Renewals; 17 Carry-over)

Commercial – 17 (2 NEW; 12 Renewals; 3 Carry-over)

- 9 Bldg./Condo Assoc. (- NEW; 6 Renewal; 3 Carry-over)
- 8 Businesses/Institutions (2 NEW; 6 Renewals; - Carry-over)

**FY19-20 Membership Income – Total \$13,278**

Residential – \$10,878

Commercial – \$2,400

- Bldg./Condo Associations - \$1,200
- Businesses or Institutions - \$1,200

Submitted by Pat Toy  
Chair, Membership Committee

**PREVIOUS FISCAL YEARS**

**FY19-20 Membership Final Report**

Total Members – 390 (Residential – 370; Commercial – 20 (12 Bldg./Condo + 8 Bus/Inst.))

Total Income – \$12,935 (Residential – \$9,885; Bldg./Condo Assoc. - \$1,950 + Bus/Inst - \$1,100)

**FY18-19 Membership Final Report**

Total Members – 392 (Residential – 370; Commercial – 22 (10 Bldg./Condo + 12 Bus/Inst.))

Total Income – \$14,375 (Residential – \$10,825; Bldg./Condo Assoc. - \$1,600 + Bus/Inst - \$1,950)

**FY17-18 Membership Final Report**

Total Members – 383 (Residential – 360; Commercial – 27)

Total Income – \$14,280 (Residential – \$10,080; Bldg./Condo Assoc. - \$1,650; Bus/Inst - \$2,550)

## HEALTH & SAFETY COMMITTEE

The Health & Safety Committee met October 6<sup>th</sup> via Zoom and discussed the following:

- **Crime** reported by Officer Kiefer: Three aggravated assaults and one robbery reported near the Encampment. One arrest made. Investigations continue for the shootings recently at Clemente Park (just north of LSNA borders) with a possible suspect ID'd. Thefts from auto remain an issue, most notable on Winter Street and Spring Garden Street.
- **Encampment issues continue:** a recent stabbing, followed several days later with a fatal drug OD within the encampment reported. Disoriented (on drugs) inhabitants reportedly seen wandering around area during both daytime and nighttime. Per Liz Hersh, call the Outreach coordination center at 215 232 1984. If someone is unconscious or clearly in need of immediate medical attention, please call 911 and ask for an EMT to come.
- **Election Day:** PPD working on plans to ensure safe polling places and to address potential protests.
- **Motorcycles/dirt bikes/ 3-wheelers on Parkway:** A Public Safety Hearing to examine noise issues related to ATVs, etc. was held October 7<sup>th</sup> with area residents testifying. A city-wide special task force assembles weekly, and with tools and strategies to deal with them, have confiscated 5-7 non-licensed vehicles weekly.
- **Support for 9<sup>th</sup> District PPD:** Facing challenges unique to their profession, the district greatly appreciates support from the community in any form. Since First Responders' Day was not held this year, the committee agreed that allocating funds for a district-wide food event would be appropriate and meaningful at this time.

*Respectfully submitted, Colleen Walsh, Chairperson.*

### **FY16-17 Membership Final Report**

Total Members – 372 (Residential – 341; Commercial – 31)

Total Income – \$15,520 (Residential – \$9,835; Bldg./Condo Assoc. - \$2,500; Bus/Inst - \$3,185)

### **FY15-16 Membership Final Report**

Total Members – **336** (Residential – 310; Commercial – 26)

Total Income – **\$13,505** (Households/Individuals – \$9,555; Bldg./Condo Assoc - \$2,750; Bus/Inst - \$1,200)

### **FY14-15 Membership Final Report**

Total Members – **309** (Residential – 278/Commercial – 31)

Total Income – **\$16,365** (Households/Individuals - \$9,445; Residential Buildings - \$3,700; Commercial Members - \$3,220)

## PLANNING & DESIGN COMMITTEE

07 October 2020 / via Video Conference

Attendees:

Sven Schroeter, Jim Fennell, Sam Little, Rich Leimbach, Dennis Boylan, Ed Dougherty, Bob Sutton, Drew Murray, Barbara Krassenstein, Joe Sirbak

Discussion Summary:

## **1. Presentation by OTIS (Office of Transportation, Infrastructure, and Sustainability), City of Philadelphia**

Four representatives of this City office that oversees traffic flow and transportation design for Philadelphia asked to present to the PDC on a proposed pilot program to re-engineer the flow of SEPTA buses along Market and JFK, and of the further flow of buses in and out of the town coming through the Logan Square neighborhood (think the 48 bus, the, the 32, the 33). This presentation was preliminary to a fuller presentation that will occur at the upcoming board meeting where all can see it and react. It followed a series of one-off meetings with some of the high rises on both JFK and Market. In simplified form, the idea is for a dedicated bus lane on Market and JFK and that would assist the flow along those two corridors. As it now stands, the speed of a cross-town bus route slows considerably from 22nd Street and then around City Hall. The pilot also calls for adjusted traffic flow - through pavement markings - at several points on the main boulevards and then the numbered streets. The target is faster and more reliable service, but in a context where bus usage is expected to grow as the economy works it back from the COVID lockdowns. Presenting from OTIS were Christopher Puchalsky, Troy Illig, Andrew Simpson and Rueben McMartin.

## **2. Signage for the Giant Market on 23rd Street**

The nearest of neighbors - River's Edge and The Westminister - have raised two line-of-sight objections where they wished to have the proposed plan toned down - size, degree of illumination. This would be the signage on the northeastern edge of the building, adjacent to River's Edge (that is, looking in to River's Edge), and on the eastern edge along 23rd street, looking towards The Westminister. Those conversation are ongoing, with the Giant team proposing a square footage scale back from 79 to 44 feet. A compromise approach that came out of the committee discussions here was a 'blade' design where instead of signage running across the face of the side wall it juts out from the side at a perpendicular angle and is only seen fully if looked at from the side, that is, it is less visible if looking directly at the side of the sign. In an earlier review of the overall signage package, the Committee was supportive of the presented plans for signage, approval that included coloration, appearance and proportions with respect to the neighborhood, and for the overall sign design package itself. Nonetheless, the concerns of the most proximate neighbors obtain here and discussions towards an agreed compromise continue. No other parts of the plan have been object to.

## **3. 2110-12 Cherry Street, aka the 'Tully Speaker' House**

This is an instance of a house and a half - a full three-story home and then an adjacent smaller structure on adjoining lot but nonetheless a part of the main house - where the developer (contingent upon obtaining several variances that would allow for their plans) would like to demolish the two structures and assemble two large single-family homes. The site is on the south side of the street and is the former residence past LSNA President Tully Speaker. The developer's plan is for car access in the back from a middle alley that runs between Cherry and Appletree. The intention, through the front brick facing, is to build the structure so that it mimics the design elements on the rest of the street. The PDC's objection, however, was to the proposed height of the structure, and the seeming inclusion of a pilot house structure atop that would push the height aspirations even further. For comparison sake, this is somewhat akin to the situation on Spring St., near to 21st, where the heights of the two new structures broke the height line that ran down the street. Additional concerns include the facing material on the sides of the building that would jut higher than the buildings to the right and left. In an attempt at remediation here, Sven Schroeter of the Committee sketched out an alternate approach at the top that might be acceptable to the developer. In this scenario, the expanded height of the building is pushed further away from the street so that the sight lines looking down the street are maintained. Discussions have just started here.

**Next PDC Meeting**

TBD in view of the COVID-19 stipulations.

Respectfully Submitted,  
David Searles & Sven Schroeter, Committee co-chairs  
with appreciation to Ed Dougherty for contributing meeting notes.

**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. Giant will make a revised presentation to the Board on 10/13 @7PM.
2. 113-127 N. 23rd Street- Construction continues.
3. 139 N 23rd 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. The CBA with PMC, CCRA, LSNA, and the Murano was executed and the ZBA hearing was held on 10/8 and the special exception for the above grade parking was approved.

5. 2110-2112 Cherry Street- A developer has purchased this property. The RCO meeting for this project is scheduled for 11/10/2020 and the ZBA hearing is scheduled for 12/1/2020.

**TREASURER'S REPORT**  
**PROFIT & LOSS YTD COMPARISON**

Cash Basis

September 2020

**Bank Balances  
As of September 30, 2020**

Cash Balance

SEP 2020

4000 · Revenue		
4100 · Membership Dues	4,498.00	12,988.00
<b>Total 4000 · Revenue</b>	<b>4,498.00</b>	<b>12,988.00</b>
<b>Total Income</b>	<b>4,498.00</b>	<b>12,988.00</b>
<b>Gross Profit</b>	<b>4,498.00</b>	<b>12,988.00</b>
<b>Expense</b>		
6000 · Communications Committee	378.00	378.00
6200 · Website		
<b>Total 6000 · Communications Committee</b>	<b>378.00</b>	<b>378.00</b>
<b>9900 · Executive Committee</b>		
9960 · Office Expense		
	3	2
	3	1
	.	2
	1	.
	9	0
<b>1000 · Cash- TD Bank Checking</b>		<b>49,546.59</b>
<b>Total 9900 · Executive Committee</b>	<b>33.10</b>	<b>212.03</b>
<b>3000 · Pay Pal Account</b>		<b>705.26</b>
		<b>0.03</b>
<b>Net Income Total Checking/Savings</b>	<b>4,086.81</b>	<b>50,251.85</b>
		<b>12,987.97</b>
<b>Total Current Assets</b>		<b>50,251.85</b>
<b>TOTAL ASSETS</b>		<b>50,251.85</b>