



**LSNA General Meeting  
Via Zoom  
January 11, 2022**

**Present:** Dennis Boylan, Ed Dougherty, Colleen Walsh, Karen Belding, Lynn and Bill Armstead, Autumn Bayles, Susan Berrigan, Maria Bourassa, Suzanne Dayanim, Sandie Farrell, Jim Fennell, Eilene Frierson, Frank Janitor, Jovida Hill, Sean Kardon, Daniel McElhatton, Drew Murray, Louise Quattrone, Fran Pollock, Diane Sales, David Searles, Joe Sirbak, Bob Strunk, Bob Sutton, Kylee Tedesco, Pat and Andy Toy, Michael Volpe, Earl Wolf, Linda Wong.

**Absent:** David Allon, Mandi Bucceroni, David Cardy, Joan Decker, Sheryl Johnson, Bijan Pashanamaei, Sven Shroeter, Takedda Sia, Matthew Walker, Nancy and Don Weinberg, Alan and Tara Williams,

Zoom Meeting called to order at 7 pm. Review of zoom etiquette.

**Quorum Report.**

Approval of November 2021 and December 2021 Board Meeting minutes.  
*Motion to approve, so moved, approved.*

**Announcements:**

Please remember Project Home this holiday season. Link for the wishlist is here: : [https://www.amazon.com/hz/wishlist/ls/3CTASUD1U95E9/ref=cm\\_go\\_nav\\_hz](https://www.amazon.com/hz/wishlist/ls/3CTASUD1U95E9/ref=cm_go_nav_hz)

Please consider donating to the Hub of Hope in lieu of our holiday gathering.

The Project Home outreach number is 2152321984.

The LSNA February meeting will be a joint meeting with CCRA; this meeting will just for LSNA board members.

Membership renewals are running; please stay up to date.

MLK holiday is January 17; Monday trash and recycle pickup will be done on Tuesday.

We held our annual tree recycling day; thank you to Drew and Kristy Murray and Hessam Pashanamei.

Remembering *Sam Little* who passed away last week. He was a past president of LSNA, and a “double digit” board member. He was a designer involved in transportation issues. He was key to the creation of the neighborhood development plan with Andy Toy. He worked on conservation, the winter street greenway, and many other projects. He was a connector and an includer with a very generous spirit and will be greatly missed. There are no concrete plans for a memorial service to date.

**Consent Agenda:** attached

**Presentations:**

Introducing Emily Burster, manager of Stir, the new restaurant at the PMA. The restaurant space was part of the Gehry redesign. They will be serving brunch as well as dinner. She brought us up to date on options at the restaurant including private dining.

RCO for 1776 Benjamin Franklin Parkway. Brandon Savran, attorney, representing the 1776 Parkway and Pearl Properties. They have received refusals regarding their signage that is already installed. The ZBA hearing will be March 16<sup>th</sup>. They are asking to legalize four signs that they have already erected. One of the four is permitted by right. The other three tower signs are higher and larger than is allowed. Reed Slogoff from Pearl Properties joined the presentation. He says they did not know they needed a zoning permit. He thinks this is a technicality and that the signs are tasteful. He took questions from the group but could not fully explain why they are only asking permission after the signs were erected.

**Zoning Report:** Davis Searles reviewed the Planning and Design Committee Report regarding the 1776 Parkway project. While they note many positives of the redevelopment of the property, the signs are three times the size that are allowed and too high for the zoning. The committee is recommending that the signs should be smaller, as we do not want to set a precedent on the parkway.

Dennis discussed opposing this request for variance because it violates the letter of the law and the spirit of the law, the size discrepancy is not a “rounding error”, and he thinks that the three non compliant signs should be removed and replaced.

*Motion to oppose this request for variance because it violates the letter and spirit of the law; the three non compliant signs should be removed and replaced. Motion seconded, voted on by voice vote unanimously, no opposed, no absention. 30 LSNA board members participated in the voice vote.*

Rich Leimbach reviewed the zoning report noted below: the hearing for the project at 2122 Race Street was continued until April 19; The Moore college hearing was December 22; their variance was granted. As noted above, the ZBA hearing for the 1776 parkway signage is on March 16.

**Old Business:** Letters to Councilman Clarke: 15<sup>th</sup> street complete streets, Market street 20<sup>th</sup>-23<sup>rd</sup> complete streets from south side to north side. The Calder museum will break ground in 2023. There are no updates on the Tully Speaker house.

**New Business:** A group of LSNA board members met with Captain Colleen Billups, commander of the PPD, 9<sup>th</sup> district, today, to discuss neighborhood needs and to support the new commander and her force. Twitter handle for the 9<sup>th</sup> is @PPD09DIST. Our joint board meeting in February will be with Captain Billups to discuss safety and security concerns at the BEX meeting site, it will be a face to face meeting. There has been an uptick in catalytic converter thefts in the area. Check your water bills as there have been many errors reported by neighbors.

Meeting was adjourned at 8:20 pm. We had 77 participants.



**CONSENT AGENDA  
JANUARY 11, 2022**

| Logan Square Neighborhood Association                 |  |                  |                  |
|---|--|------------------|------------------|
| 31-Dec-21   |  |                  |                  |
| Profit & Loss   |  |                  |                  |
|   |  | Dec 21           | Jul - Dec 21     |
| <b>Income</b>   |  |                  |                  |
| 4000 · Revenue  |  |                  |                  |
| 4100 · Membership Dues                                |  |                  |                  |
| 4150 · PayPal Transfer                                |  | 0.00             | 100.00           |
| 4100 · Membership Dues - Other                        |  | 700.00           | 13,440.00        |
| <b>Total 4100 · Membership Dues</b>                   |  | <b>700.00</b>    | <b>13,540.00</b> |
| 4300 · Patron-Block Party                             |  | 0.00             | 580.00           |
| <b>Total 4000 · Revenue</b>                           |  | <b>700.00</b>    | <b>14,120.00</b> |
| 4400 · Contributions LSNA CARES -flood                |  | 0.00             | 4,578.00         |
| <b>Total Income</b>                                   |  | <b>700.00</b>    | <b>18,698.00</b> |
| <b>Gross Profit</b>                                   |  | <b>700.00</b>    | <b>18,698.00</b> |
| <b>Expense</b>  |  |                  |                  |
| 5000 · Events & Activities Committee                  |  |                  |                  |
| 5200 · Fall Block Party                               |  |                  |                  |
| 5210 · Wine and Beer                                  |  | 0.00             | 663.14           |
| 5220 · Food   |  | 0.00             | 577.24           |
| 5230 · Honorariums                                    |  | 0.00             | 300.00           |
| 5260 · Entertainment                                  |  | 0.00             | 650.00           |
| 5270 · Paper Products                                 |  | 0.00             | 231.16           |
| 5200 · Fall Block Party - Other                       |  | 0.00             | 99.07            |
| <b>Total 5200 · Fall Block Party</b>                  |  | <b>0.00</b>      | <b>2,520.61</b>  |
| 5300 · Halloween Party                                |  | 0.00             | 850.07           |
| <b>Total 5000 · Events &amp; Activities Committee</b> |  | <b>0.00</b>      | <b>3,370.68</b>  |
| 6000 · Communications Committee                       |  |                  |                  |
| 6200 · Website  |  | 1,845.00         | 2,237.52         |
| <b>Total 6000 · Communications Committee</b>          |  | <b>1,845.00</b>  | <b>2,237.52</b>  |
| 7000 · Health & Safety Committee                      |  |                  |                  |
| 7200 · 9th District PDAC Contribution                 |  | 1,224.90         | 1,224.90         |
| <b>Total 7000 · Health &amp; Safety Committee</b>     |  | <b>1,224.90</b>  | <b>1,224.90</b>  |
| 9200 · Beautification & Maintenance Co                |  | 0.00             | 1,322.43         |
| 9900 · Executive Committee                            |  |                  |                  |
| 9930 · Insurance                                      |  |                  |                  |
| 9931 · Director & Office Liability Ins                |  | 0.00             | 1,928.00         |
| 9932 · General Liability Insurance                    |  | 0.00             | 2,312.00         |
| <b>Total 9930 · Insurance</b>                         |  | <b>0.00</b>      | <b>4,240.00</b>  |
| 9960 · Office Expense                                 |  | 5.97             | 1,021.83         |
| 9975 · LSNA Cares                                     |  | 1,000.00         | 5,000.00         |
| <b>Total 9900 · Executive Committee</b>               |  | <b>1,005.97</b>  | <b>10,261.83</b> |
| <b>Total Expense</b>                                  |  | <b>4,075.87</b>  | <b>18,417.36</b> |
| <b>Net Income</b>                                     |  | <b>-3,375.87</b> | <b>280.64</b>    |
| <b>ASSETS</b>   |  |                  |                  |
| <b>Current Assets</b>                                 |  |                  |                  |
| <b>Checking/Savings</b>                               |  |                  |                  |
| 1000 · Cash- TD Bank Checking                         |  | 52,090.72        |                  |
| 3000 · Pay Pal Account                                |  |                  | 7.64             |
| <b>Total Checking/Savings</b>                         |  | <b>52,098.36</b> |                  |
| <b>Total Current Assets</b>                           |  | <b>52,098.36</b> |                  |
| <b>TOTAL ASSETS</b>                                   |  | <b>52,098.36</b> |                  |

**Treasurer's Report**  
**LSNA Membership Report FY21-22**  
December 11, 2021 – January 07, 2022  
January 11, 2022

**FY21-22 Members – 400**

Residential – 380 (51 NEW; 312 Renewals; 17 Carry-over)

- Commercial – 20 (- NEW; 17 Renewals; 1 Carry-over)
- 9 Bldg./Condo Assoc. (- NEW; 8 Renewal; 1 Carry-over)
- 11 Businesses/Institutions (2 NEW; 9 Renewals; - Carry-over)

**FY21-22 Membership Income – Total \$14,410**

Residential – \$11,160

Commercial – \$3,250

- Bldg./Condo Associations - \$1,500
- Businesses or Institutions - \$1,750

Submitted by Pat Toy  
Chair, Membership Committee

**PREVIOUS FISCAL YEARS**

**FY20-21 Members Final Report**

Total Members – 433 (Residential – 411; Commercial – 22 (12 Bldg./Condo + 10 Bus/Inst.)  
Total Income – \$18,583 (Residential - \$12,283; Bldg./Condo - \$2,100 + Bus/Inst - \$4,200)

**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)

**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 REPORT**

05 January 2022 / via Video Conference

Attendees:

David Searles, Jim Fennell, Rich Leimbach, Dennis Boylan, Ed Dougherty, Suzanne Dayamin, Dan McElhatton, Sven Schroeter, Barbara Krassenstein

## **1. Sam Little**

As Sam Little was a long-time and fully engaged member of the Planning and Development Committee, the meeting agenda was altered to allow for a full remembrance of Sam generally, and his very considerable work on this committee. An engineer by training, Sam's approach was a very natural fit to the way that cities are never-ending construction projects, places of constant adjustment and expansion. That dynamic would be at the intersection of this committee's work. Sam's voice and vision has been one of the driving energy sources of this committee's work going back to its inception, which Sam authored. Always with an opinion, with always-probing and thoughtful questions that steered the discussion, Sam had a singular role in the dramatic changes that have swept through the neighborhood these past two decades. If the Committee had the opportunity to shape or taper a proposed project, Sam was right there. Preservation and protection of the neighborhood's historic core, of its unique building stock, was a constant preoccupation. His signature contribution would be the evolution and development of the Logan Square Neighborhood Association Development plan, a consensus document that laid out for the City's planners, the Zoning Board of Adjustment, and the developer community the vision for the neighborhood's changes and direction. These two projects were separated by ten years, and in each instance LSNA was lauded as one of the first Registered Community Organizations (RCO) to submit its plan, which became an official and guiding document upon acceptance of the Planning Commission. In the most recent iteration (co-managed by Andy Toy) two years back, City officials remarked on just how much of the earlier vision was adopted and rolled out as hoped. As before, the highly professional nature of the presentation was lauded by many. As others will surely remark, Sam loved the neighborhood, but he especially loved the mechanics of the process that allowed great neighborhoods to retain their character while folding in new design elements. His manner was endlessly cheery and optimistic, his humor winsome and embracing. We loved Sam as a committee member here; he is missed already.

## **2. Community Benefit Agreement**

New regulations have been passed and currently in actions that raises concern with the committee. The regulations are very vague and administratively burdensome. Going forward it may not be advantageous to negotiate with Neighborhood Development Agreements; the Committee will investigate further and advise the Board accordingly.

## **3. 1776 Parkway**

Briefly, this variance request is for the expansion of a signage package that has already happened. The property in question is the round tower at the intersection of the Parkway and 18th Street, the site of the old Embassy Suites hotel, across the street from the Logan Hotel. This is a Pearl Properties project and the building has undergone a major conversion from hotel to apartments. The building has been rebranded as The Terrace. Also part of the project, the new Victory brewery and eatery (at the site of the old TGIFridays). Another element of the project is a Federal Donuts outlet, on the south side of the project, fronting Cherry Street. With the Committee's sentiment clear from the start of the discussion, namely, opposition to the request (with a further request that City compel the applicant to remove the installation that has already happened), the dialogue moved to a summation of what is objectionable.

1. The applicant is a major development force both in the neighborhood and throughout Center City, with tremendous legal resources to bear on what are otherwise routine assessments of the applicable code. They clearly knew better and have thus far offered no explanation for the error. This is an error that comes in two parts: 1) That they thought they could do this, and 2) That they thought they could proceed with construction and engage in the approval process later.
2. Approval would set a precedent gong against previous neighborhood sentiments on signage.
3. The expansion does not comply in that each of the three (330 SF) signs is over the 100 square feet allowed, and above the 2nd story. The previous two Embassy Suite signs were above the 2nd story but were within the allowable size.
4. The Parkway is the City's unique and signature thoroughfare. Considerable effort has been applied to protecting its unique facades and scale.
5. On a strictly aesthetic note, the solid, non-window portions of the facade visible from the North, are uplit by LED lights that cover the height of the building in pulsating, changing color lighting at night. It is not clear if approvals for the lighting are required and or obtained.

In summary, the developer, with whom LSNA has had otherwise effective and cordial relations over many years, has broken code and come to us after the fact. We recommend opposing the variance and petitioning the ZBA that the installation be replaced with signs that are in keeping with other Parkway signs.

### **Next PDC Meeting**

Usually the first Wednesday of the month, pending applicant presentations and clarification on COVID-19 stipulations.

Respectfully Submitted,

David Searles & Sven Schroeter, Committee co-chairs

with appreciation to Ed Dougherty for contributing the meeting notes.

### **ZONING REPORT**

**January 11, 2022**

1. 2122 Race St – An application has been made for the legalization of two existing, undocumented roof decks and for Multi-Family Household Living (4 units) which is expressly prohibited in the RSA-5 residential zoning district. A near neighbors zoom meeting is scheduled for September 21<sup>st</sup> and the formal RCO presentation will be made at the October 12th Board Meeting. The ZBA hearing is scheduled for December 7<sup>th</sup> at 2:00 PM. The RCO presentation was made on October 12<sup>th</sup> and the Board voted 22-4 with 4 abstentions to NOT OPPOSE the request for variances with the PROVISIO that the Multi-Family be limited to a total of three. The Applicant has requested and has been granted a continuance for this hearing. The date of the new hearing is April 19<sup>th</sup>, 2022.
2. 1916 Race Street – An application has been made for signage at Moore College. A preliminary presentation was made at the September Board meeting. The formal RCO presentation will be made at a stand alone meeting via zoom on October 26<sup>th</sup> at 7:00 PM. The ZBA hearing is scheduled for December 22<sup>nd</sup>. The RCO presentation was made on October 26<sup>th</sup> and the Board voted 13-1 to NOT OPPOSE the request for variances with the PROVISIO that the Cherry St signs not be illuminated. The ZBA hearing was held and the request for variance was approved with the PROVISIO that the Cherry St. signs not to be illuminated.
3. 1776 Benjamin Franklin Parkway- An application has been made for signage at ‘The Terraces on 18<sup>th</sup>’. The variances needed refer to the size of three flat wall signs and their location above the second floor windowsill. The formal RCO meeting will be at our January 2022 Board meeting and the ZBA hearing is scheduled for March 16<sup>th</sup> 2022 at 2:00PM.





**END**