



LSNA Board Meeting
Conference Center (26th Floor), One Logan Square, 130 North 18th St,
Philadelphia PA 19103
September 13, 2022
Onsite and Zoom

Present: Dennis Boylan, Ed Dougherty, Susan Berrigan, Colleen Walsh, Bill and Lynn Armstead, Kate Ballengee, Autumn Bayles, Karen Belding, Maria Bourassa, Suzanne Dayanim, Sandie Farrell, Jim Fennell, Jovida Hill, Frank Janitor, Sheryl Johnson, Sean Kardon, Rich Leimbach, Fran Levi, Daniel McElhatton, Hessam Mirsaedi, Drew Murray, Francine Pollock, Louise Quattrone, Mike Reed, Diane Sales, Jeff Scafaria, Robert Strunk, Bob Sutton, Pat and Andy Toy, Michael Volpe, Earl Wolf, Linda Wong.

Absent: Mandy Bucceroni, John Carden, Christine Conley, Joan Decker, Eilene Frierson, Leanne Hirsch, Sven Schroeter Joe Sirbak, Tara and Alan Williams.

Meeting was called to order at 7:10pm. Thank you to our host Don Hass of Brandywine Realty Trust.

Quorum Report: Attended by 32 Board members (onsite and remote) as well as approximately 100 additional attendees - a combination of general members and interested parties (onsite and remote).

Approvals: July 2022 Board Meeting Minutes; Consent Agenda (attached); FY 22-23 LSNA Membership Report (attached); Planning and Design Committee Report (attached).

Announcements:

LSNA Block Party, Sunday, September 18, 2022, 4pm – 7pm.
2100 Spring Street - Boy Scout Building Parking Lot.

2301 JFK: Construction to begin third week in September. Project to run about 2 to 2-1/2 years. Aiming for completion first quarter 2025.

The vacant Family Court Building will be renovated to house the African American Museum.

Household Hazardous Waste Event, Saturday, September 17, 2022.

Monday, October 10th, is Columbus Day (celebrated); therefore, trash pickup will be delayed until Tuesday.

Parkway institutions update and enumeration of the current exhibitions and activities at local museums and venues.

Photo review and neighborhood update included current projects and sites of interest in the neighborhood.

Working with City to come up with a “Flood Alert” option in the event another “Hurricane Ida” situation presents itself.

Presentations:

Civic Design Review (CDR) presentation: 2000 Arch Street

Brian Berson (Officer of the Parkway Corporation) led the discussion of the project. Property is currently a parking lot which will be developed into a single tenant multistory office building. Project expected to take 24-28 months, with construction to begin the first quarter of 2023.

The floor-by-floor blueprint supported the presentation which included discussion of the “green roof” on the 9th Floor; major emphasis on the building’s conforming to the other structures in the neighborhood in regard to elevations, setbacks, external building materials, etc; assurances that

the mechanicals will conform to appropriate noise levels; pedestrian friendly street level, etc.

Other members of project team, eg, architecture, construction, superintendent, et al, were called upon to discuss items particular to their expertise.

In answer to the myriad questions asked by both interested and affected parties, the following additional information was offered:

Building will be 450,000 sq feet, 2000 employees, 88 parking spaces. Near neighbors worried about street parking. Berson noted that city commercial development currently assumes public transportation will be used by most employees.

Every effort will be made to mollify the noise from the mechanicals.

The “green wall” that was promised to Walden Walk is being reviewed to come up with a solution that will be coincidentally practical as well as satisfactory to the residents.

Assurances were given that there will be no parties nor amplified music on the 9th Floor.

Space behind the building deeded to Walden Walk.

Parks and Rec will be moving “the old gas station” currently on the property to another location and converting it into a café.

The project team was hesitant to identify the prospective tenant.

Birds flying into the exterior glass should not be an issue as they (ie, the birds) will be attracted to the street level vegetation.

Digging the foundation should run 8-10 weeks. Further, elevator operations as well as delivery of materials, will conform to city ordinances, ie, M-F: 7am-5pm; Sat: 8am-4pm. LSNA will have the superintendent’s cell number.

FLIX Bus presentation:

Paul Henjes presented information about the Flix Bus service which was launched in 2018/2019. The bus service is currently running two daily trips each way between Philadelphia and NYC. What he essentially wanted is for us to allow him to change the originally selected “16th and Callowhill” bus stop to “18th and Callowhill.” The reason being that since the Police Headquarters’ move to 400 N Broad, the police are occupying all the available parking in the 16th and Callowhill area. LSNA Board agreed to support the change. Dennis will prepare and send a letter to that effect.

The current fare for the PHL to NYC trip is \$11 each way. Paul also mentioned that additional destinations are being considered to DC, Baltimore MD, and Richmond VA.

Zoning Report: (attached)

Presidents Report:

Calder Gardens: The project to build a museum dedicated to the work of Alexander Calder, to be located on the south side of the Parkway between 21st and 22nd Street, is finally a “go.” Look for a presentation to LSNA soon.

Reimagine the Benjamin Franklin Parkway Project:

Dennis announced that he was thrilled to find out that the most responses to the Project survey came from zip code 19130. He also mentioned that the design group had extended the period for the survey to (assumably) increase both the number of responses and possibly a greater cross-section of respondents. Nancy Weiberg also stated that she felt that the survey under addressed the residents living in the Parkway area.

LSNA has provided the design group with a copy of our comprehensive “neighborhood design plan” which was put together a couple of years ago, as well as a video of motorcycles and other unauthorized vehicles driving up and down the PMA steps.

Andy Toy mentioned that Reimagine the Benjamin Franklin Parkway design group is not local and, in fact, even includes an international city planning expert who was involved in the redeveloping of the Champs-Elysees in Paris.

Zone 6 Parking: Since the police have taken three blocks of Zone 6 parking, LSNA is looking into having more parking spaces allocated to the zone.

Cherry Street Issue: On Tuesday, October 25, 2022, there will be a Town Hall Meeting to discuss the directional change of a portion of Cherry Street.

Public Restroom at MSB: Dennis has contacted Councilman Clarke's office to discuss the City's proposal to replace the port-a-potties with a permanent restroom facility. LSNA has severe reservations about the project in terms of maintenance, safety, and homelessness issues. Has yet to hear back.

Old Business: none

New Business: none

Next Meeting will be held on October 11, 2022. The location of the meeting is currently unavailable and will be distributed when determined.

Adjourn: Dennis adjourned the meeting at 8:51 pm.

LSNA Membership Report FY22-23
July 11, 2022 – September 10, 2022
September 13, 2022

FY22-23 Members – 240

- Residential – 227 (31 NEW; 181 Renewals; 15 Carry-over)
- Commercial – 13 (- NEW; 13 Renewals; - Carry-over)
- 6 Bldg./Condo Assoc. (- NEW; - 6 Renewal; - Carry-over)
- 7 Businesses/Institutions (- NEW; 7 Renewals; - Carry-over)

FY22-23 Membership Income – Total \$9,660

- Residential – \$6,860
- Commercial – \$2,800
- Bldg./Condo Associations - \$1,550
- Businesses or Institutions - \$1,250

Submitted by Pat Toy
Chair, Membership Committee

PREVIOUS FISCAL YEARS

FY21-22 Membership Final Report

Total Members – 426 (Residential – 403; Commercial – 23 (12 Bldg./Condo + 11 Bus/Inst)
Total Income - \$15,825 (Residential - \$12,025; Bldg./Condo \$2,050 + Bus/Inst - \$1,750)

FY20-21 Membership 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)

ZONING REPORT

1. 1776 Benjamin Franklin Parkway- An application has been made for signage at 'The Terrace on 18th'. 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.
The Applicant presented plans and photos of the signs that have already been erected without complete approvals.
A Motion was made to OPPOSE the request for a variance after the fact, as it violates both the spirit and letter of the law and the non-compliant signs should be removed by the Applicant and replaced. The Board voted unanimously 30-0. The ZBA hearing is scheduled for March 16th, 2022 at 2:00PM.
The Applicant has requested that the Board reconsiders the vote taken at the January Board meeting and has been granted a continuance of their ZBA hearing. A discussion will be held on the Tuesday April 12th Board Meeting.
After discussion at the April 12th Board meeting, the Board agreed to continue to oppose the request for a variance. This information was provided to the Applicant's attorney along with a request to schedule the ZBA hearing. The date is TBD.
2. 500 N 18th Street- An application has been made for signage for 'Thrive Affordable Vet Care' in a commercial space at the corner of 18th and Spring Garden. Spring Garden Civic Association is the Coordinating RCO for this variance and held a public meeting on Monday June 13th
SGCA had been the Coordinating RCO last year when the Applicant had sought and received a Use variance for the space previously occupied by 'Golden Chopsticks', to be used for 'Animal Services With No Overnight Stays'. The ZBA hearing is scheduled for August 24th, 2022 at 2PM. The ZBA granted the variance request.
3. 2114-2140 Arch Street- A Referral has been made by L &I for a roofdeck that is accessory to non-residential uses, and a Special Exception from the ZBA is required. The formal RCO presentation will be made on Tuesday July 12th. The ZBA hearing is scheduled for August 10th, 2022 at 2:00PM. The ZBA granted the Special Exception.
4. 2000-2024 Arch Street- A by-right Commercial Building Permit has been applied for. This will trigger a Civic Design Review and a formal RCO presentation will be made at the September 13th Board Meeting.

PLANNING & DESIGN COMMITTEE REPORT
07 Sept 2022 / via Video Conference

Attendees:

Jim Fennell, Rich Leimbach, Dennis Boylan, Ed Dougherty, Alex Barth, Sven Schroeter

1. 2000 Arch

The Committee noted a few variations from the previously presented Board approval project.

1) In the new plans, there is a roof deck or open space platform on the 9th floor that was not present in earlier designs. Anticipating community concerns, the Committee is requesting clarification on the intended use. Further, since this kind of use may require a variance, does the applicant intend to amend our agreements to reflect this request? Further, will the applicant agree to certain restrictions in the way of noise, permitted hours, etc.?

2) The 'Green Wall' on the west portion of the project site, looking down on the Walden complex, was very developed in the earlier plans, and is not represented in the current presentation. It was our understanding that the applicant had entered in to a separate agreement with the Walden neighbors on this point. Clarification is requested of the applicant explain why the 'Green Wall' is not included.

3) In the submitted schematics, the western edge of the project now shows a series of vents that appear to lead to mechanical rooms behind the walls. Are these intake vents, or outward flowing? How does the applicant intend to comply with City noise ordinances.

4) In the earlier iteration, the project appeared to emphasize, and see the merit, in a more activated street-level retail. That appears gone with the new design, which now emphasizes a vaulted lobby. Can additional details be provided for planned retail space at street-level? What type and how many retail establishments are anticipated?

5) Clarification is requested regarding the historic gas station on the east end of the lot.

Next PDC Meeting

Usually the first Wednesday of the month, pending applicant presentations. Meetings are held in person or via Zoom, at the Chair's discretion

Respectfully Submitted,

David Searles & Sven Schroeter, Committee co-chairs

with appreciation to Ed Dougherty for contributing the meeting notes.

3:45 PM
09/04/22
Cash Basis

Logan Square Neighborhood Association
Profit & Loss YTD Comparison
July through August 2022

	<u>Jul - Aug 22</u>	<u>Jul - Aug 22</u>
Income		
4000 · Revenue		
4100 · Membership Dues	8,305.00	8,305.00
Total 4000 · Revenue	<u>8,305.00</u>	<u>8,305.00</u>
Total Income	<u>8,305.00</u>	<u>8,305.00</u>
Gross Profit	<u>8,305.00</u>	<u>8,305.00</u>
Expense		
5000 · Events & Activities Committee		
5200 · Fall Block Party		
5260 · Entertainment	150.00	150.00
Total 5200 · Fall Block Party	<u>150.00</u>	<u>150.00</u>
Total 5000 · Events & Activities Committee	<u>150.00</u>	<u>150.00</u>
6000 · Communications Committee		
6200 · Website	610.74	610.74
Total 6000 · Communications Committee	<u>610.74</u>	<u>610.74</u>
9200 · Beautification & Maintenance Co	1,000.00	1,000.00
9900 · Executive Committee		
9920 · Annual Meeting	1,025.00	1,025.00
9960 · Office Expense	923.41	923.41
Total 9900 · Executive Committee	<u>1,948.41</u>	<u>1,948.41</u>
Total Expense	<u>3,709.15</u>	<u>3,709.15</u>
Net Income	<u><u>4,595.85</u></u>	<u><u>4,595.85</u></u>
 ASSETS		
Current Assets		
Checking/Savings		
1000 · Cash- TD Bank Checking	44,764.91	
3000 · Pay Pal Account	2,465.41	
Total Checking/Savings	<u>47,230.32</u>	
Total Current Assets	<u><u>47,230.32</u></u>	