

CCRA Committee Reports

December 8, 2020

Board Meeting

EXECUTIVE COMMITTEE MEETING

THURSDAY, November 5, 2020, 6:30 p.m.

Streaming Via Zoom

The meeting was called to order at 6:32. Executive Committee members present were Maggie Mund, Rick Gross, Pip Campbell, Michele Ettinger, Barbara Halpern, Charles Robin, Matt Schreck, Robin Sweet and Nan Robinson.

1. Maggie Munn opened the meeting by noting that although no presentations had originally been scheduled for the November Board meeting, Kate's Place, a supportive housing property located at 1929 Sansom Street, is to undergo major renovations and has requested 10 minutes during Tuesday's meeting to discuss their upcoming plans.
2. Matt Schreck was awaiting the Treasurers Report from Travis but was able to field some preliminary questions about the financials that were included in the monthly attachments. A revised budget is being prepared and is expected to go out shortly.
3. On the Development Committee, Rick Gross reiterated that in spite of no in-person fund raising this year, it is believed the budget gap will be closed with the combination of the Matching Gift program and the Annual Winter Appeal. The committee is working with the Breslow team on the appeal letter, expected to launch on or about November 15. Sponsors will be matching all gifts of \$100 or more and all donors offering \$150 or more will automatically be entered in the raffle for a week at a Namibia guest house. The potential for a corresponding neighborhood direct mail appeal beyond CCRA members was discussed but tabled for now due to the cost. Outreach to neighboring organizations was also discussed along with contact coordination.
4. For the Presidents Report this month, Maggie started off by sharing that much of the latest concern in the Controller's Community Accountability Council, was coming from West Philadelphia and Fishtown, where the citizens there were feeling threatened and traumatized by the lack of police response following the Walter Wallace incident several weeks ago. Maggie reported that a number of businesses in our area provided testimony to the Council about the earlier unrest, including Boyds and Brandywine and Southern Land developers.
5. Regarding the Office move, Barbara Halpern went through all of the boxes in storage and has retained what is required for compliance purposes. Those materials can be stored in the WeWorks space for now as the lease is in effect through January. The search for alternative office space continues, with the ideal space including store front access for better visibility.
6. A CCRA member, Michele Cimillo, contacted CCRA requesting help with an issue that developed with their property during a development project that CCRA originally supported. Following discussion, it was agreed to have Wade Albert, CCRA legal counsel, get in touch with their legal representative to discuss this further and determine what support would be meaningful at this time.
7. Charles Robin advised that the Remapping committee has been meeting since December 2014 and they have now remapped all of CCRA's catchment. The Taskforce has been working with the Philadelphia City Planning Commission to review all zoning classifications within CCRA boundaries

and Rick and Wade have been rewriting the Taskforce redevelopment procedures. The Remapping Taskforce is proposing the following resolution:

Resolve, that CCRA's Major Development Policy be amended to require that, for so long as the CCRA Remapping Committee is in operation, every Major Development Taskforce shall include at least one current member of the Remapping Committee, and that the Remapping Committee have the opportunity to provide input to the Taskforce prior to the issuance of any formal recommendations by the Taskforce to the CCRA Board.

8. The discussion jumped ahead to ByLaws on the agenda, where it was suggested that Elena's most recent memo be routed, along with a recommendation that it be read in advance, with all questions being sent to her in advance to discuss specifics. Ideally with ByLaw change discussions, the Board will be provided with a "draft" of the amended ByLaws for final review and then they can be recommended for a formal up and down vote. Rick Gross agreed to draft the ByLaws resolution.
9. Michele Ettinger referred to the membership handout and clarified that at present, there are only 3 non-resident members, as this came up for discussion recently in a ByLaws sub-committee meeting. CCRA has now topped the 1000 threshold of membership for the first time since the formal tracking system was implemented. This is due primarily to the 51 new members from the Murano Building membership.
10. Barbara Halpern provided the Communications report, beginning with their support of the first Zoom Book Event, scheduled for December 1, that will be set up through Eventbrite RSVP. Tickets will be \$5 or \$22 with purchase of the book. There is discussion about combining the Matching Gift program and the Sidewalk Campaign this year and possibly postponing the general appeal to members at this time. The UTube channel is being set up and Matt Schreck has written the privacy statement. For now, the addition of a CCQ ad salesperson has been tabled and advertising rates/pricing are being adjusted in line with the Covid times. CCRA now has two twitter accounts.
11. Charles Robin gave an update on 2012 Chestnut Street, a workforce housing program intended to offer reduced rents to targeted at need populations. This is an Ordinance and Community Benefit Agreement (CBA) and following some discussion last month, the Taskforce continued to negotiate for offsite parking and to include a sunset provision. The next step is to share the CBA in rough draft at a public meeting to be held in December and to incorporate any meaningful considerations expressed at the meeting into the final CBA. At that point, the CCRA BOD's will vote on the agreement.
12. Rick Gross reported that the Trader Joes Task Force has scheduled a follow up meeting on minority hiring and purchasing to ensure that those terms are being followed. A zoom call is scheduled. He also mentioned a meeting to kick-off the development of the CVS site at 19th & Chestnut is scheduled for tomorrow.
13. Other
 - a. Barbara Halpern will facilitate the effort to rename Taney Street at CCRA, working with Ben Keys and Councilmember Kenyatta Johnson on the project. A public meeting is being scheduled.
 - b. The Treasurer position will be open in July and in anticipation, Rick Speizman will now begin attending Executive Committee meetings, in his Assistant Treasurer role.

14. The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Nan Robinson, Secretary

9th POLICE DISTRICT ADVISORY COUNCIL (PDAC)
9th Police District Headquarters
401 N 21st Street - Philadelphia PA 19130

Meeting Notes – Tuesday, October 27, 2020
Via Zoom

PRESENT: 9th Police District: Captain Michael Hooven, Officer Steven Kiefer, Officer Jesse O’Shea **PDAC Members:** Chester Wichowski (FCA), Wendy Gosfield (RIT-FIT), Colleen Walsh (LSNA and Tivoli), Michael Leigh (Cityview and The Cathedral), Larry Reynolds (FCA), Marc Glassman (2601 Parkway), Jessica Tomchick (CCCVS), Fred Blazky (Kennedy House), Harriet Williams (The Philadelphian), Tina Ginnetti (CCRA), Jonathan Hunter (Raven Lounge), Patricia Coyne (citizen, retired PCHR), David Harrison (Kennedy House), Eilene Frierson.

The October 27, 2020 meeting of the 9th Police District Advisory Council (PDAC) , was held via Zoom and called to order at 5:03 pm by Chester Wichowski, Chairman.

OFFICERS OF THE MONTH: Deferred.

SECRETARY’S REPORT: The minutes for the September 29, 2020, meeting, submitted by Colleen Walsh and previously distributed via email, were approved.

TREASURER’S REPORT: The treasurer’s report for the period since our last meeting, submitted by Treasurer Wendy Gosfield and previously distributed via email, was reviewed. The October 27, 2020 balances are as follows: **Total** balance of \$31,974.32, consisting of: **Bicycle Fund** \$24,000; **9th District** \$5,702.08; and **PDAC** \$2,272.24. A \$1,000 contribution received from Logan Square Neighborhood Association was allocated equally between the 9th District and PDAC funds.

Wendy G. requested a vote on providing \$50 restaurant gift cards for Officer of the Month until further notice. Pat C. made the motion, Colleen W. seconded. Discussion followed regarding which restaurants to patronize; Chet W. suggested using the restaurants that have supported us in the past. Motion passed. Thank you to Jonathan H. for offering a \$25 Raven Lounge gift certificate.

Update on the Bike Fund status: waiting for the Grant’s Office to give green light for distribution. PO O’Shea will remind Captain to follow up with the police department grant office. Harriet W. asked if funds can be used for a police motorcycle, given the issues currently surrounding motorcycles in the city. PO O’Shea reminded all that distribution of those funds is a city decision, not 9th district, but will follow up on the request.

P.A.L. CENTER UPDATE: No report.

PROJECT H.O.M.E. UPDATE: Homeless encampment dissolved.

B.A.R.N. REPORT: Jonathan Hunter: Some improvement for bars and restaurants able to serve outdoor seating.

A.D.A. REPORT. No report.

HUMAN RELATIONS UPDATE: No report.

CAPTAIN’S REPORT: Captain Hooven reported: Encampment dismantling progressing well, with some work still to be done. Officers will be extended down town and in the neighborhoods, due to potential unrest, especially during the elections. Four officers injured last night in 9th District (total of 21 injured officers between May and now). Arrests were made last night. Discussion followed re police protection around elections and election sites.

Fred B.: vehicle racing on JFK can be tied to specific times, one being at 8:00PM on Saturdays. Captain noted that center city is emptier (due to COVID-19) and easier for racing. Discussion followed re the problems of racing on JFK and Eakins Oval. Leaving an unoccupied police car for deterrent carries the risk of it being vandalized (perhaps even set on fire.)

Jonathan asked if restaurants will need to reconsider outdoor seating (propane tanks, etc.) due to current issues with on-going protests, mischief night, Halloween, etc. Captain would prefer not to shut them down, but will add extra patrols.

PO O’Shea on crime: one shooting at N. Mole St, 2 gun robberies with 2 arrests, 77 thefts from autos, 6 ODs. Racing on city streets is on the uptick, possibly due to the deployment of officers to other areas to deal with civil unrest and

other issues. Local, state and federal authorities will be helping to keep the elections safe. Outreach to the 9th District from the neighborhood has been greatly appreciated.

COMMUNITY RELATIONS: No report.

AREA NEEDS:

Colleen W reported a noticeable increase in electric scooters and bikes on sidewalks, and asked if we could request official signs stating the rules. PO O'Shea will address with Street Department.

Elaine P. requested an update on the unrest issues recently in the news. PO O'Shea: there was also trouble above Poplar Street, involving all commercial establishments, specifically, Fairmount Liquor store and ATMs in Center City. Suspects are aware that police are diverted to the unrest in other areas. Arrests were made, one juvenile, one adult.

Jesse T reported that starting next month, a colleague from CCVS will be joining our meetings.

ADJOURNMENT: There being no further business presented, the meeting was adjourned at 5:44 PM.

NEXT MEETING:

The next meeting will be held as follows:

Tues, Nov 24th at 5:00pm.

via Zoom

Respectfully Submitted by Colleen Walsh

Submitted by PDAC Representative Tina McLintock

Committee Report for 12/2020 Board Meeting summarizing November 24, 2020, PDAC Meeting

Page 7 of 21

Housekeeping Issues

Wendy Gosfield chaired the meeting in Chester Wichowski's absence.

Patricia Coyne stated that citywide PDAC bylaws are being distributed for review by the district PDACs.

Officer O'Shea reported that Captain Hooven is out with Covid-19 and that, of 140 sworn personnel in the Ninth District, about 49 are out—about 30 on Covid leave and another 19 or so injured on duty. Despite this, Officer O'Shea reported that things are returning to semblance of normalcy following the civil unrest and election.

PDAC will fund a holiday dinner for the Ninth District staff, and Wendy will work with Officer O'Shea to organize a Mission Barbeque meal for the officers of the Ninth District.

Homeless Encampment

Colleen Walsh reported that the Logan Square Civic Association has been in touch with the city with a punch of items that need to be cleaned up following the resolution of the encampment on the Parkway. Officer O'Shea stated that a couple of tents have popped up elsewhere, but that the Police dealt with them promptly to prevent a similar occurrence.

Racing on the Parkway

Racing on the Parkway, Eakins Oval and Broad Street to JFK continues to be problematic. It was reported that efforts are ongoing to get red-light cameras installed on the Parkway within 6-8 months. The Art Museum would like to shut down the apron; however, four City departments (Parks and Recreation, Streets, the Art Museum, and Council) would need to work together to do so). It was reported that motorcyclists are tearing up the Art Museum stairs, which are turning black. Harriett indicated that permanent barriers need to be erected.

Crime Report

Officer Keiffer reported that the Homicide Division has leads on the murder by gunfire at 15th and Market during the evening rush hour on November 16, 2020, and that the victim was targeted.

To date in November in the Ninth District, there have been 93 thefts from automobiles with 2 arrests and 8 burglaries with 2 arrests

Treasurer’s Report – November 24, 2020

Previous Account Balance as of October 27, 2020 \$30,974.32

PDAC Allocated Funds

Balance as of October 27, 2020	\$2272.24
Receipts	\$0.00
Expenses	\$0.00
Balance as of November 24, 2020	\$2272.24

9th District Allocated Funds

Balance as of October 27, 2020	\$5202.08
Receipts	\$0.00
Expenses	\$0.00
Balance as of November 24, 2020	\$5702.08

9th District Police Bicycle Fund

Balance as of October 27, 2020	\$24,000.00
Receipts	\$0.00

Expenses	\$300.00
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Balance as of October 27, 2020	\$23,700.00
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Total Funds in PDAC Account (including 9th District, PDAC & Bike)

As of November 24, 2020	\$31,674.32
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Community Relations Report

12_4_20

We are participating in the Taney Street renaming process on 12/14/20. Members of the community are invited to the Zoom to help rename the street.

We have continued our relationship with Bethesda Project by promoting their Christmas campaign in the E-News.

We worked with the Liquor Control Committee to assist neighbors on Bonsall and Locust Streets to reach an amicable agreement with Ambrosia Restaurant.

COMMUNICATIONS REPORT

12/4/20

Participating members: Barbara Halpern, Richard Vaughn, Nancy Coleman, Terri Grossman, Travis Oliver.

We are working on a coordinated message throughout our various social media platforms, to showcase and support current organizational priorities. Through December, the focus shall remain on the Clean Safe and Green Campaign.

We have switched Twitter accounts so that we now are utilizing the Twitter account which has over 700 followers, vs. the other account, which has 11 followers.

We have posted the Book Event we hosted About 100 Things to Do in Philadelphia on our YouTube platform.

Issues with our dual Twitter accounts have been resolved.

We created a Platform Guide for the board to utilize and a battleplan for maximizing our social media outreach.

Tim Kerner

3:08 PM (36
minutes ago)

Historic Building Designation Task Force report: 11/28/2020

As previously reported, the application for the designation of 1615 Walnut Street was submitted to the Historical Commission for review. The HC staff supported our nomination and forwarded it for review by the Designation Committee at their November meeting and notified the owner. The owner's attorney, Matt Mclure, subsequently contacted me and said they would request a two month continuance of the meeting and asked if CCRA would agree to a facade easement with the Preservation Alliance rather than designation with the Historical Commission. I contacted the Preservation Alliance and they would be interested in being the stewards of the facade of 1615 Walnut Street. Here is information about that program: <http://www.preservationalliance.com/what-we-do/easements/>

From what I understand from my conversation with Paul Steinke, the protection afforded by the easement program would be at least as strong as the protection afforded by designation with the Historical Commission. The benefit to the owner is that the "donation" of an historic easement qualifies as a charitable contribution which is deductible from federal income tax. The Task Force discussed this possibility by email and does not oppose this alternate path towards protection. We would now like to request approval from CCRA to enter into negotiation with the Owner and the Preservation Alliance for a facade easement agreement. It is typical that local community organizations are signatories of such agreements and since CCRA is the sponsor of the application, this would be appropriate. Our consultant, Oscar Beiser, suggested that we ask the owner to sponsor the application for the designation of another property as part of this agreement. Please let me know if that is something we should pursue.

Additionally, Oscar recently submitted the nomination for 2006 Chestnut Street, which is attached.

Best,
Tim

Timothy Kerner, AIA



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Samuel Gordon and Janice Woodcock, Co-Chairs, CCRA Zoning Committee
Re: Zoning Committee Zoom Meeting Agenda

Date: Tuesday, November 24, 2020 at 7:00 pm

1. 1916 Delancey Place (RSA5)

OPPOSED ZBA# MI-2020-002482

Hearing Date: 1/6/2021

Application for the erection of a rear one-story addition to an existing single family attached structure (size and location as shown on the plan)

<u>Refusal: Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
TABLE 14-701-1	14	Required open area=25% (187 sq.ft.) whereas proposed 0% (none)
TABLE 14-701-1	14	Required rear yard depth 9 feet whereas proposed rear yard depth 0 (none)

CCRA Social Media User's Guide

12/04/20

Below are details re the social media platforms utilized by CCRA.

Initial point of contact for all inquiries, questions and requests is Travis Oliver. He can be reached at the main CCRA number – 215.546.6719 – and at centercity@centercityresidents.org.

Contact info for members of the Communications Committee can be found at bottom.

Platform	Definition	Contents	Admin'd by
Website (centercityresidents.org)	Official online presence of CCRA	The who/what when/where/why & how of CCRA	Travis Oliver
Blog	Ongoing news feed	News items relevant to CC and beyond	Travis Oliver
E-newsletter	Weekly news publication (appears Thu)	News items from the past week plus ongoing links	Travis Oliver with Barbara Halpern, Richard Vaughn, Maggie Mund
Facebook (@CCRAPhilly)	CCRA's Facebook presence	News items, features, links	Breslow Partners w/ Richard Vaughn
Instagram (@ccra_philly)	CCRA's InstaGram presence	Visual-friendly news items and links	Breslow Partners w/ Richard Vaughn
Twitter (@phillyccra)	CCRA's Twitter feed	Up-to-the-minute news items, with links	Richard Vaughn & Breslow Partners
YouTube (Center City Residents Association)	CCRA's YouTube presence	Videos of public meetings, talks, events	Travis Oliver
Center City Quarterly	CCRA's quarterly publication	Articles from POV of residents	Nancy Colman

Communications Committee contact Info:

- Travis Oliver: centercity@centercityresidents.org / 267.577.1765
- Barbara Halpern: halpernlaw@gmail.com / 215.901.7363
- Richard Vaughn: rvaughn9@gmail.com / 732.995.8896
- Terri Grossman: Terrilgrossman@gmail.com /
- Nancy Colman: nkolman@icloud.com

Airbnb Issues in Philadelphia

Submitted by Dawn Willis

December 1, 2020

I had a “meeting” with Judith Applebaum from Washington West Residents’ Association. Their catchment is having a lot of neighbor complaints with the Airbnbs.

We discussed asking our Boards to request action from the Crosstown Coalition to City Council. Specifically, we would like City Council to address the following:

- Limit the number of Airbnbs allowed to operate in the city.
- Require all Airbnbs or other vacation/short-term rentals to register with the city.
- Require a yearly fee to operate Airbnbs and other rentals. Money to go to L&I for Airbnb enforcement. Fines if not registered and fee paid.
- Each year landlords must sign contract with their registration to abide by regulations outlined in Bill No. 150441-A. Should also have a clause allowing Airbnb to share info with the city.
- Work with Airbnb to review rental records to make sure landlords comply.

CCRA Remapping Taskforce

BOD Report – December 8, 2020

Remapping Taskforce: Mike Schade Co-Chair, Charles Robin Co-Chair, Charles Goodwin, Steve Huntington, Jeff Braff, Brian Johnston, Tim Kerner, Janice Woodcock

As a result of the 2012 rewrite of Philadelphia's zoning code, CCRA, through the Remapping Taskforce, has been charged with evaluating and working with the Philadelphia City Planning Commission to review all zoning classifications within CCRA boundaries.

CCRA Remapping Taskforce has been meeting since December 2014. Over that time, we have remapped all of CCRA's catchment.

The Remapping Taskforce's process has been to analyze all parcels by zoning classifications, remap areas with the assistance from the Philadelphia City Planning Commission (PCPC), hold public meetings allowing for community comments, and then again reevaluate in concert with the PCPC to finalize new zoning maps. Lastly, the taskforce works with City Council to pass new City Zoning Ordinances.

Success;

On July 17, 2019, Mayor Kenney signed into law two ordinances championed by CCRA. These accomplishments were achieved in large part due to the cooperation of Councilman Johnson and the Philadelphia City Planning Commission.

1. A new Remapping Ordinance successfully remapping the areas from Broad Street to Schuylkill River & Rodman Street to Spruce Street. Please refer to Atlas.Phila.gov
2. A revised Fresh Food Density Bonus ordinance §14-603(7) requiring 5,000 square feet of first floor commercial space, which effectively excludes the low-rise/Southern portion of CCRA's neighborhood from this bonus.

Current endeavors;

1. Remapping from Spruce St. to JFK Blvd & 20th Street to Schuylkill River
RM TF worked the PCPC resulting in the attached revised zoning map. Most revisions are corrective zoning. The next step is for the PCPC to schedule a public meeting, which is tentatively planned for January 2021. After the public meeting, all community comments are evaluated. Lastly the RM TF finalizes a revised zoning map for City Council consideration. (map below)



2. Remapping East of 20th Street

RM TF is working with Rick Gross, VP, to schedule meetings with PCPC, BIA and developers for a meeting of the minds. The meetings will center on the proposed Skyplane Ordinance as well as remapping East of 20th Street.



January 30, 2020 – Remapping Task Force Revised CMX-4 Lite Downzoning

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-700, entitled "Development Standards," by revising bulk and massing controls within CMX-4 and CMX-5 zoning districts, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS

* * *

§ 14-701. Dimensional Standards.

* * *

(5) CMX-4 and CMX-5 Bulk and Massing Controls.

* * *

(b) Option A: Sky Plane Controls.

The bulk and massing provisions of this § 14-701(5)(b) apply to any lot frontage facing a street 50 ft. or more in width, except for lots that are located across a street from a public park and where the distance from the lot frontage to the furthest boundary of the public park is greater than 200 ft. The street width shall be the width of the right-of-way as confirmed on the City Plan of streets.

* * *

(.2) Chestnut Street and Walnut Street Regulations

The maximum width of a building frontage located along Walnut Street or Chestnut Street shall be 100 ft. for corner lots and 60 ft. for intermediate lots.

(c) Option B: Open Area, Building Width, Spacing, Height Controls.

(.1) Open Area Above Ground Level.

The following standards apply to all CMX-4 and CMX-5 [lots.] lots, *except for lots with frontage on Sansom Street.* All height measurements shall include mechanical space:

* * *

(.5) Sansom Street Regulations.

[The maximum building height for lots fronting on Sansom Street between Front Street and the Schuylkill River, except within 130 ft. east of the east side of Broad Street or within 130 ft. west of the west side of Broad Street, shall be 320 ft.]

The following standards apply to lots with frontage on Sansom Street between Front Street and the Schuylkill River, except within 130 ft. east of the east side of Broad Street or within 130 ft. west of the west side of Broad Street.

(.a) The maximum building height shall be 320 ft. including mechanical space.

(.b) The maximum width of a building frontage along Sansom Street shall be 100 ft.

(.c) The maximum lot coverage of buildings for the first 45 ft. of building height shall be 100%.

(.d) The maximum lot coverage for portions of buildings above 45 ft. and up to 85 ft. in height shall be 75% of the lot.

(.e) The maximum lot coverage for portions of buildings above 85 ft. and up to 200 ft. in height shall be 50% of the lot.

(.f) The maximum lot coverage for portions of buildings above 200 ft. in height shall be 30% of the lot.