



CALLOWHILL NEIGHBORHOOD ASSOCIATION

February 12, 2018

Board Meeting: 6:30pm~7:00pm

Azavea 5th floor 990 Spring Garden

Attending in **BOLD**:

Sarah McEaney, John Struble, Robert Cheetham, Dennis Pilsits, Joanne Kundrat, Joseph Petry, Julia Shaw, Melinda Rickard, Leah Strenger, Diana Krasnopolsky, Vincent DiMaria, Kelly Edwards, Chris Sacco

Agenda

1. Finance

- No Changes. Need invoice for the Lawsonia from Oscar Biesert
- Balance \$7976.34

2. Zoning

- 1314-32 Spring Garden Street
Promise to send new plans from architect (JKRP) but no updates.
- Spring Garden and 10th St. fence went up.
- 1325 Buttonwood tonight.
- Response to CC committee. Think about concerns about the existing zoning.

3. PECO

- Thursday (15th) at 9am, 12th and noble walk around.
- Promised quarterly cleanup.
- Asked about green walls, not allowed for security.
- Will lower

4. Roman Catholic High School

- April 7th cleanup participation promised.
- showed new construction.

5. PDAC

- GoPuff will be concentrated on.
- Arrest in GoPuff robbery.
- 1104 Buttonwood stabbing, no charges.
- 28 aggravated assaults in January.
- Will focus on brothels that keep reopening.
- Next meeting at 2/28 at Karma (246 Market), Melinda will follow up with time.\



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6. Crosstown Coalition (CC)

- Discussion on affordable housing. Inclusionary zoning is not being favored in its current form, changes existing zoning changes. CC wants to figure out how many projects we are opposing are still getting approved.
Talk about coming up with some guidelines for future requests. Maybe talk to PCDC about their requests.
“The Bridge” development may be a good example as they did not buy out the requirement to have affordable housing.
- D&O insurance for all RCOs (29, maybe more to come); Dash and Love are the broker. CC is looking for a survey of who will participate. DennisP has completed the paperwork to share and get a quote.

Public Meeting

Zoning Meeting - 1325 Buttonwood Street

- Jamie Weinert – business partner
- Refusal by ZBA over parking. Moving parking below ground to keep it count against the FAR.
- Moved dumpster inside, access via same elevator for parking (ramp system does not work).
Some concerns over whether the lift provides enough space to exit the car. Will provide details on the lift system.
- Variance is no longer needed.
- Height limit and lower density concerns
- Excavation will need to be done and underpinning needed to adjacent properties.
- Reminder on the materials, tan brick, composite metal, biroc, cement board. Will send picture of similar materials (5th on Bainbridge) on buttonwood. Nectarine gets simpler siding and garage door, request for similar materials.
- Window wells do not have egress points.
- Other plans withdrawn and the meeting to review them cancelled.
- AC condensers will be on the roof. Roof decks are private to 6th floor residences.
- Idea is to sell units as condos, there may be some rental. Jamie will manage the rentals and condos.
- Will start at end of spring. Fabricated panel system. Westerly construction. Gepert brothers demolition.
- Point of contact for underpinning. Fidelis engineering.