

November 6, 2019

Chairman DiCicco
Zoning Board of Adjustment
1515 Arch Street
18th Floor
Philadelphia, PA 19102

Re: 414-418 South 20th Street, 2006 Waverly Street
Philadelphia, PA 19103

Dear Chairman DeCicco:

We understand that the hearing on a zoning permit for the above-referenced project has been continued until December 17, 2019, and that the owners have argued that they may proceed as a matter of right. We also understand that an appeal has been filed by the neighbors, who assert that the development proposed requires four variances.

As the Registered Community Organization (RCO), the Center City Residents' Association (CCRA) urge the Zoning Board of Adjustment carefully review this application to determine whether variances are required for this development. Accordingly, if the variances are in fact required, the project would be heard by CCRA's Zoning Committee, triggering the normal review process allowing the neighbors and RCO to perform their due diligence.

As always, we greatly appreciate the ZBA's hard work.

Sincerely,



Maggie Mund
President

cc: Councilman Kenyatta Johnson

Homelessness Update

Inbox



Matt Fontana, for the committee, 11/12/19

Committee: Matt Fontana, Steve Huntington, Richard Frey

The Homelessness Task force will have its first full organizational meeting this Thursday, November 14, to develop a proposal to present to a broader group of Center City organizations sometime over the next month.

Matt and Steve had a preliminary meeting with a board member from Two Liberty who is leading their efforts on this issue. Several different ideas to address the issue were discussed, including hiring a private security force to deter loitering/panhandling similar to what Friends of Rittenhouse Park have done to increase security at the Park.

At the meeting on Thursday this idea, as well as others, will be discussed.

Strategic Retreat Report

Barbara Halpern, 11/7/19

Summary:

There are three working groups regarding content planning for the Retreat; Mission Statement Group, Strategic Alignment Group and Membership Group. It is expected that the retreat will take place Winter, 2019. An additional "Committee of the Details" is now forming regarding best practices for accomplishing the goals set out in the content groups.

If you are interested in working on any of the above platforms, please contact Barbara Halpern at halpernlaw@gmail.com or 215-901-7363.

Mission Statement:

A CRCA "Mission Statement" is being presented to the Board for Approval. This group was headed by Pip Campbell.

Strategic Alignment:

This group is exploring whether the activities currently being performed by CCRA are aligned with our Mission Statement, as well as performing unique or core functions. The goal is to review whether we are best utilizing our fiscal and people power (employee, committee and board power) to meet community needs. There may be functions best left to other local groups or partnerships. An online survey of members and non members will be part of the information gathering.

Membership:

This group is concentrating on best practices to gain and retain members. The goal is to identify strategies for expansion. The group is exploring strategies for creating more satisfied members, as "word of mouth" in our small community may be a very effective outreach tool. It is also reviewing how to engage neighbors who have interest areas that might attract them to CCRA as new members.

CCRA Mission Statement—for adoption November 12, 2019

"Serving as the voice of Center City West since 1947, the Center City Residents' Association (CCRA) promotes urban living, advocates for a safe, clean, diverse and supportive community, pursues governmental accountability and encourages responsible development, while conserving the neighborhood's historic heritage."

THIS IS A RUNNING RECORD OF COMMENTS, ETC. COMPILED INTO ONE DOCUMENT BY PAUL RATHBLOTT.

Combining Elena, Paul and Barbara and Maggie

Center City Residents' Association's (CCRA) serves as the voice of the Center City West. CCRA promotes urban living, fosters a safe, clean, diverse and supportive community, pursues governmental accountability, and encourages responsible development while conserving the neighborhood's historic heritage.

Richard Gross

Proposed Draft Mission Statement for CCRA
10-04-2019

The mission of the Center City Residents' Association (CCRA) is to promote vibrant urban living, foster a safe and supportive community for neighbors of all ages and backgrounds, pursue governmental accountability, and encourage responsible development while preserving the neighborhood's historic heritage. CCRA is a volunteer-directed, neighborhood membership organization which, since 1947, has been the leading voice of residents in Philadelphia's Center City West.

Commented [RG1]: I think this word is slightly better in this context.

Commented [RG2]: We get money from lots of sources, not just dues

Michelle Ettinger

Well Done!!! I know it's not an easy task creating a mission statement. I have a few minor suggestions and did not want to change the integrity of your work and efforts.

1 Over my many non profit volunteer years, I have sat on committees that have created mission statements, vision statements and core values. From various research from the committee members, we have learned that your opening line does not have to say the *organization's mission is to...* Why be repetitive and take up space in the mission statement when you want it to be concise and impactful?

2. Also, because the CCRA membership committee has been very involved in word smithing our letters and correspondences as well as creating the WHY CCRA we have used a similar theme. With that said, thinking there should be a reference about **beatification, or clean, or attractive** etc. somewhere in the statement.

3. I reorganized and revised the second sentence as it read awkwardly.

See 2 versions attached: I will not be insulted if you do not use.

Thank you for your consideration,

Michele Ettinger

We promote urban living, foster a safe, attractive, and supportive community for neighbors of all ages and backgrounds, pursue governmental accountability, and encourage responsible development while conserving the neighborhoods historic district. Since 1947, our volunteer driven organization has been the people powered voice of Center City West.

Center City Residents' Association (CCRA) promotes urban living, fosters a safe, attractive, and supportive community for neighbors of all ages and backgrounds, pursues governmental accountability, and encourages responsible development while conserving the neighborhoods historic district. Since 1947, our volunteered-directed organization has been the people powered voice of Center City West.

Elena Capella

I've thought more about the mission statement and would like to revise the one I previously sent to you to the following:

The mission of the Philadelphia Center City Residents Association (CCRA) is four-fold: to promote urban living in a safe, clean, diverse, and supportive community; to pursue public accountability; to support responsible development in Center City West while conserving its historic heritage; and to remain an important and influential voice of its vital neighborhood.

Douglas Mellor

Good morning Paul, I have read the mission several times. I find it well stated.....concise.

I keep looking at the final sentence.....something about "has been the voice of CC West" I wonder if.....represents residences, or advocates for.....

Just a thought. Thank you for your efforts. Douglas Mellor

Paul Rathblott

~~The Center City Residents' Association's (CCRA) serves as the voice of the Center City West community and mission is to promote~~ urban living, fosters a safe and supportive community for neighbors of all ages and backgrounds, pursues governmental accountability, and encourages responsible development while conserving the neighborhood's historic heritage. ~~CCRA is a volunteer directed, dues supported organization which, since 1947, has been the voice of Center City West.~~

Maggie Mund

The Center City Residents' Association's (CCRA) mission is to promote urban living, foster a safe and supportive community for neighbors of all ages and backgrounds, pursue governmental accountability, and encourage responsible development while conserving the neighborhood's historic heritage. **Add in something about community advocacy?**

Not sure this sentence belongs. It is descriptive of the organization, not the mission.

CCRA is a volunteer-directed, ~~dues supported~~ non-profit organization which, since 1947, has been the voice of Center City West.

Barbara Halpern

From: Barbara Halpern <halpernlaw@gmail.com>
Sent: Friday, October 18, 2019 10:53 AM
To: Paul Rathblott <paulrathblott@gmail.com>
Cc: Elena Cappella <bklynsig@gmail.com>; Campbell, Phillipa <pipcamp@aol.com>
Subject: Re: CCRA Proposed Draft Mission Statement

Hi Paul,

I agree with Elena on points 2 and 3. Not sure of the context of point 1, as I haven't read Elena's redraft.

I do think it's important to mention Center City West, so if you do decide to take out the last sentence (which significantly shortens the statement, which is a positive for putting it on brochures, etc.), I would suggest changing the first sentence to:

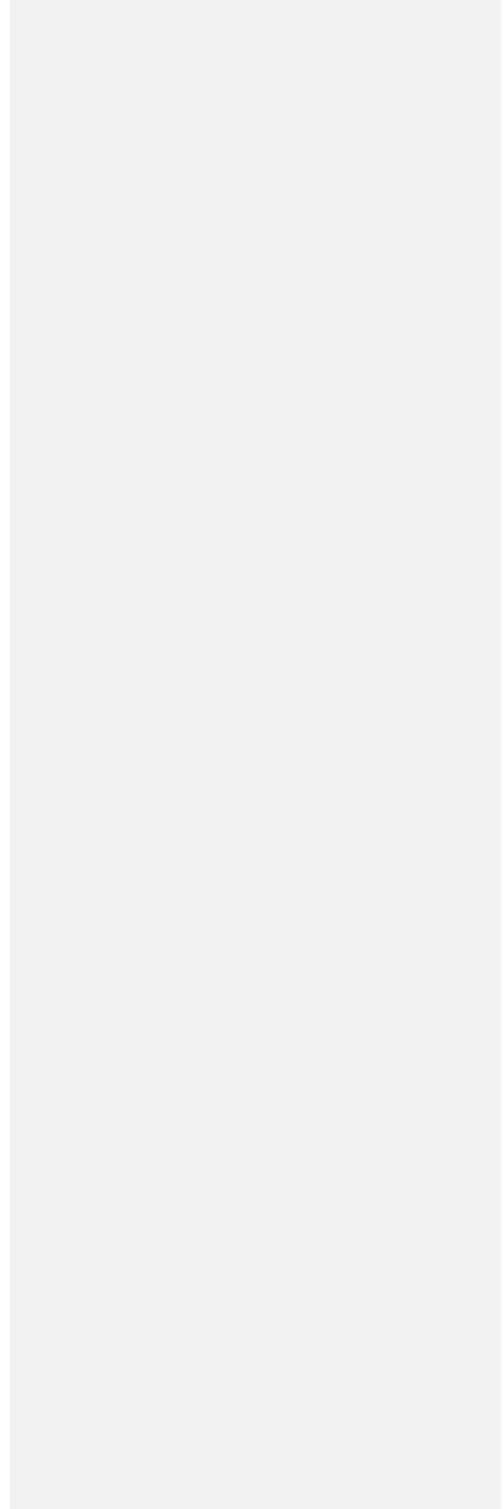
The Center City Residents' Association's (CCRA) mission for Center City West is to

(remainder of the sentence).

Combining Elena, Paul and Barbara

~~The Center City Residents' Association's (CCRA) serves as the voice of the Center City West community and mission is to promote~~ urban living, fosters a safe, clean, diverse and supportive community ~~for neighbors of all ages and backgrounds,~~ pursues governmental accountability, and encourages responsible development

while conserving the neighborhood's historic heritage. ~~CCRA is a volunteer-directed, dues-supported organization which, since 1947, has been the voice of Center City West.~~



CCRA Streets Committee Meeting October 29, 2019

Inbox

to me, Phillipa, FKroon, Elena, Harvey, Peter
From Bill West

The CCRA streets committee met at 3 pm on Tuesday, October 29, 2019, at WeWork, 1900 Market Street. Present were Bill West, Fred Kroon, and Harvey Ostroff. The committee reviewed the following items.

Trash

Cotoletta. A board member is reaching out to see if we can arrive at an amicable resolution to their dumpster issues. The committee discussed forming a larger dumpster task force, as this is not an isolated issue. Subsequent to the meeting, Bill wrote to Chris Puchalsky of Otis, suggesting that CCRA would like to extend its current cooperation with Otis, on traffic and parking, to include trash and also the maintenance of sidewalks. As these are large topics, we do not expect an immediate response.

Street sweeping with leaf blowers. This continues to be a controversial issue. Fred noted that the trash blowers had visited his block and performed an effective job of cleaning. Harvey suggested the use of vacuums instead of blowers.

Parking

Chestnut parking & loading pilot seems to be going well, although there was a sense that compliance with the bus lane rules seems to have declined in recent weeks. There will be a meeting of the City's advisory committee in December, where we expect to receive preliminary data.

More loading zones in residential areas. CCRA has agreed to explore this possibility with the City. The City is developing a proposal.

SOSNA has proposed splitting Residential Parking Permit Zone 1 at South Street. Currently Zone 1 encompasses both CCRA and SOSNA. Corey Bell of Darrell Clarke's office is reaching out to the parking authority to see if the new license plate recognition technology could be used to provide a count of CCRA residents parking south of South Street.

The CHOP garage by the South Street bridge. The garage and the adjacent parking lot are quite large. Our current understanding is that CHOP offers a limited number of spaces to the community for monthly rentals. CCRA has designated liaisons with CHOP; we need to reach out to them to see if CHOP would be willing to increase the number of spaces available to the community.

Bike Lanes

Pine-Spruce flex posts installed.

22nd Street. Await news from the City.

Lombard Street. Latest wrinkle in the saga involves The Philadelphia School at 25th and Lombard, which parks buses in the Lombard bike lane, sometimes for extended periods. 5th Square has asked the school to limit pickup and dropoff to 20 minutes, the maximum allowed under current rules. The school seems amenable to this.

Flex posts by CHOP garage on the South Street bridge. These require regular maintenance, which they are not receiving. Several community groups are seeking a meeting with CHOP, and CCRA has agreed to attend a meeting.

Legislation

Parking minimums bill held, likely dead. (# 160710.)

Bill to increase parking fines. No news. (# 190467-A.)

Contractor parking permit bill. Await a response to our proposed changes. (# 190466.)

20th Street Chicane

Subsequent to the meeting, CCRA received a number of complaints about congestion on 20th between Walnut and Sansom, with backups extending further down 20th. The bit of road in question has been modified to accommodate construction of a large new building called The Laurel. The Laurel is to the east of 20th. Also on this stretch, to the west, is the Shake Shack restaurant. Observation of the area indicates that the new traffic configuration involves shifting two lanes of northbound traffic westward, so that the eastern traffic lane is now barricaded and part of the construction site.

This lane-shift configuration is called a chicane, and ordinarily both of the existing traffic lanes would be continued through the chicane. In this case, however, there was not enough space on the street, and so the two lanes of traffic neck down to one lane at this spot. They expand again to two lanes just north of Sansom.

The committee reached out to the City and received a quick and detailed response. Essentially, there isn't enough space left on the street, to the west of the construction barricades, to allow for two lanes of traffic. So the current configuration will remain, because it is the safest available within the existing constraints.

Possible aggravating factors are the closures of Spruce Street at 18th and 20th, for work in the street during the day. This eliminates Spruce as a westbound through street from after the morning rush to just before the afternoon rush. Motorists traveling north on 18 and 20th have essentially two left-turn options in this area - Lombard and Walnut. So it's quite likely that at least some of the congestion on 20th Street comes from the Spruce Street closures. To end on a positive note, it is highly likely that the work on Spruce Street will end relatively soon.

PDAC Meeting - 10/29/19—from Tina McClintock, CCRA pdac rep.

Boundaries of the 9th District: Poplar to Lombard and Broad to the River.

Captain's Report

Captain Hooven reported that there were 23 burglaries in the district from September 24 through October 22. Of the 23, there were 5 arrests. The captain said that in most cases the burglars are entering through unlocked windows on the ground floor and advised that residents should be sure to keep their windows locked. Theft from autos continues to be another problem, and the captain advised making sure that possessions are not left in cars, and that doors and windows are locked. Another problem in the northern part of the district is theft of catalytic converters (being stolen because they contain precious metals). If anyone sees someone under an automobile, they should contact 911.

November 4, 2019 Event

An event is being held November 4, 2019, funded through donations of \$500 each from the Spring Garden Civic Association, Spring Garden CDC, and Cityview. Meals are being purchased for the officers who work in the district, and PDAC members will have the opportunity to join in and speak with the officers.

Homelessness and Panhandling

David Holloman from OHS was present, and said that an OHS representative would also be present at future meetings. He reported that the City is currently developing policies regarding tents in public places, and hopes to roll out the policy around the holidays. OHS has the capacity to serve 12,000 individuals, leaving about 4,000 un- or under-served. In order to address the capacity shortage, an initiative called Philly Cares is being launched with the goal of raising \$2.5 million. So far the Convention Center has been the largest donor, having contributed \$500K.

There was discussion about panhandling being a First Amendment right, and aggressive panhandling occurs when a panhandler is within 3 feet of personal space, asking for money. The most Police can do is write a CVN. There was emphasis that calls to Police regarding homeless are low-priority and that calls to Police should address behaviors being exhibited and should not just describe the people as being homeless. Holloman also said that the best thing residents can do to address the issue of homelessness is to write to their councilpersons and put pressure on the Mayor.

BARN Report

Jonathan Hunter was representing the Bars, Area Restaurants, and Nightclubs Association. His role is to be a conduit to establishments to address problems and nuisances. He briefly discussed that scanners are being used to check identification.

Purchase of Bicycles

Officer O'Shea mentioned that the Ninth District may be receiving a small grant for purchase of bicycles, but that if the grant was not forthcoming, the District may ask PDAC to help fund them.

General

There were other items on the agenda, including recognizing officers of the month, a treasurer's report (which was not given as the Treasurer was not present - the source of their money is a mystery to me at this point), PAL center update, Community Relations, and some others, but there was not really substantial discussion.

HISTORIC DESIGNATION TASKFORCE MINUTES

10/21/19

ATTENDING:

Gabriela Cesarino, Jim Duffin, Steve Huntington, Brian Johnston, Tim Kerner, Mike Kihn and Janice Woodcock. Vivian Seltzer emailed that she was unable to attend.

NEXT MEETING:

If we obtain further funds to designate more properties, we shall confer (perhaps via email) to select the additional properties.

HOMEWORK:

All: Continue fundraising efforts as per Steve's spreadsheet

Jim: Provide Amy Lambert's contact information to Tim

Convey to Oscar the Task Force's desire to finish the 1513 Walnut Street report and ask Oscar to email the final draft to Tim

Tim and Steve: Prepare one-page description of the Task Force efforts to present to developers via Rick Gross

Tim: Contact Amy Lambert to determine her charges for further nominations.

Pay Oscar Beisert \$1,000 for the completion of the first nomination.

Obtain a copy of the nomination for review before it is submitted.

ISSUES DISCUSSED:

FUNDRAISING RESULTS: Tim obtained a \$1,000 pledge from Sandy Cadwallader. Steve obtained a similar pledge from Vivian Seltzer who asked to join the committee. Steve also raised his initial \$500 donation to \$1,000. The total of receipts + pledges amounts to \$3,500 which means we can designate two additional buildings.

PITCH TO DEVELOPERS: Tim spoke with Rick Gross and he agreed to set up meetings with developers who may be interested in making significant donations. The first meeting would be with Bart Blatstein and subsequently with Tim Downey of Southern Land, which is developing the Laurel. Tim and Steve agreed to put together a short description of the Task Force effort to be used for this purpose and Tim will follow up with Rick to set up the meetings.

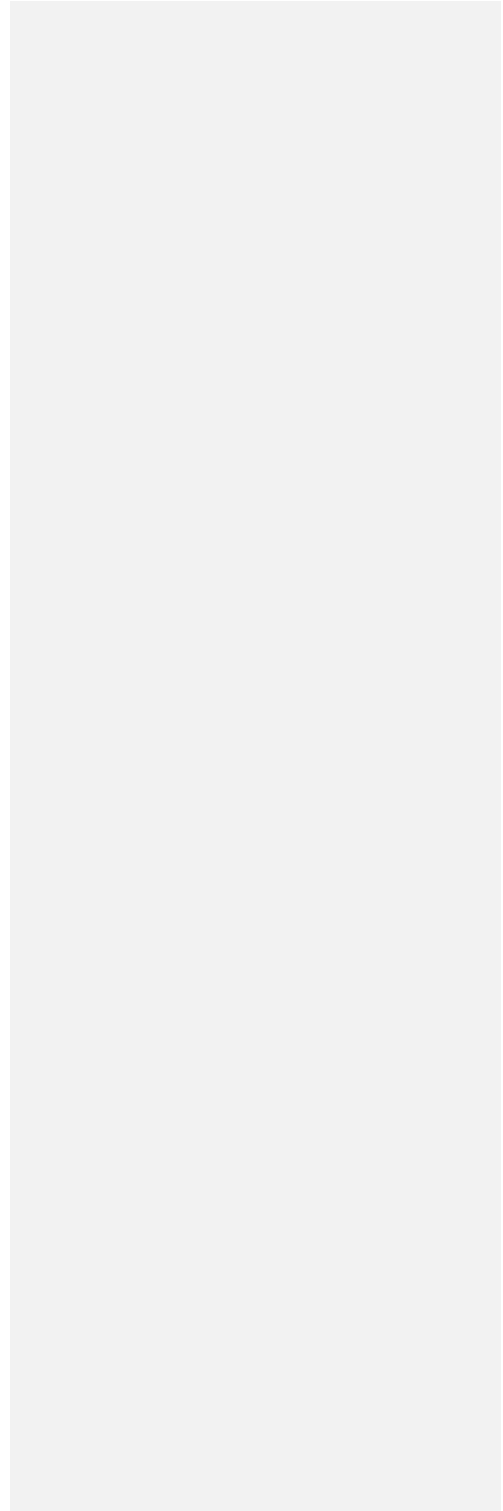
LIST OF FOUNDATIONS: Mike circulated the enclosed list of foundations but the only contact identified was Pedro Ramos at the Philadelphia Foundation, who Janice knows. It was decided to hold off any approaches to foundations pending the results of the pitch to developers.

NOMINATION OF 1513 WALNUT: Jim reported that Oscar Beisert has been working on the nomination. Jim estimated that the nomination would be completed within the next two weeks although there can be a multi month delay before a property is presented to the Commission for a designation decision. Tim will forward to Beisert the \$1,000 worth of checks received payable to "The Keeping Society."

SELECTION OF FURTHER PROPERTIES: We discussed the currently vacant property on the northeast corner of 19th and Sansom. 121 South 19th Street (aka 1845 Sansom). This parcel is just south of the now vacant building on the east side of 19th that housed the Topper's Spa, a situation which suggests that properties on the east side of Sansom south of the CVS may be in the process of assembly for demolition and replacement by a denser building. We discovered that 121 South 19th Street is already designated on the Philadelphia Register (although the adjacent properties to the north are not). Consequently, we decided not to include this building in our list of potential nominees.

We selected three additional properties to be nominated, one each on the 1800, 1900 and 2000 blocks of Chestnut.

WORKING WITH AN ADDITIONAL PRESERVATION CONSULTANT: We discussed a number of preservation consultants to work on nominations in addition to Oscar and decided to reach out to Amy Lambert to see whether she would be interested and, if so, how much she would charge per nomination.





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215-546-6719
www.centercityresidents.org
centercity@centercityresidents.org

November 6, 2019

Chairman DiCicco
Zoning Board of Adjustment
1515 Arch Street
18th Floor
Philadelphia, PA 19102

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Philadelphia, PA 19103

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As always, we greatly appreciate the ZBA's hard work.

Sincerely,

Maggie Mund
President

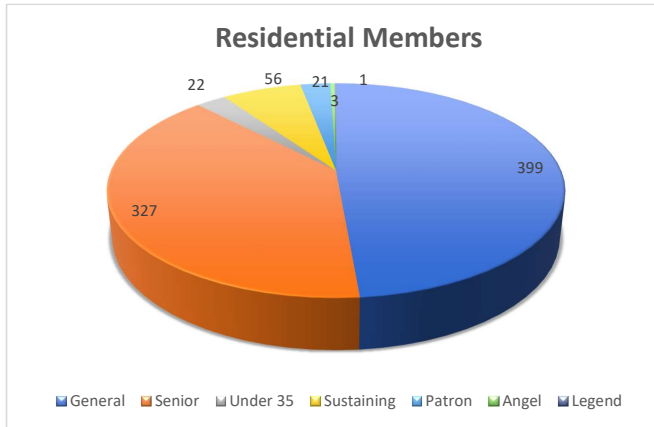
cc: Councilman Kenyatta Johnson

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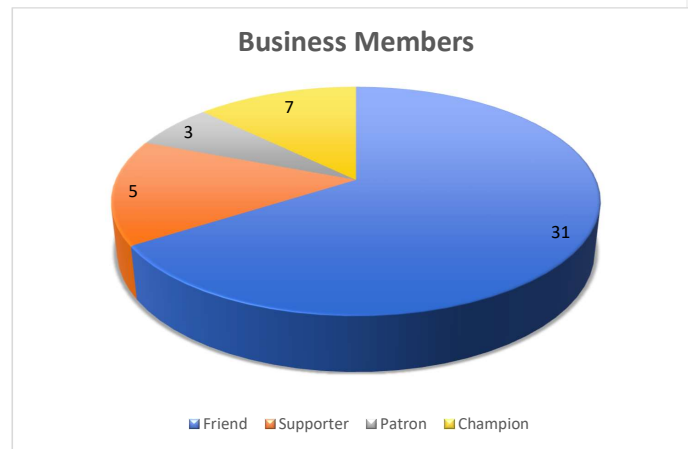
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Membership as of 10/31/19

| Residential Members | | Gain or Loss |
|----------------------------|------------|---------------------|
| General | 399 | -7 |
| Senior | 327 | - |
| Under 35 | 22 | 1 |
| Sustaining | 56 | - |
| Patron | 21 | - |
| Angel | 3 | - |
| Legend | 1 | - |
| | <u>829</u> | <u>-6</u> |



| Business Members | | Gain or Loss |
|-------------------------|------------|---------------------|
| Friend | 31 | - |
| Supporter | 5 | -2 |
| Patron | 3 | - |
| Champion | 7 | 1 |
| | <u>46</u> | <u>1</u> |
| Total | <u>875</u> | <u>-5</u> |





Residential Membership Benefits

| | Under 35 \$40 | Senior \$45 | Individual \$55 | Family* \$85 | Patron* \$200 | Angel* \$500 | Legend* \$1000 |
|---|------------------|----------------|--------------------|-----------------|------------------|-----------------|-------------------|
| Receives 1 membership card | • | • | • | • | • | • | • |
| Receives Weekly Enewsletter and Center City Quarterly (CCQ) newsletters | • | • | • | • | • | • | • |
| A voting member in membership meetings (excluding board meetings) | • | • | • | • | • | • | • |
| Merchant Member Discounts | • | • | • | • | • | • | • |
| CCQ Recognition (optional) | | | | | • | • | • |
| Recognition at Annual Meeting, Website**, and other Social Media (optional) | | | | | • | • | • |
| 1 free ticket to House Tour | | | | | • | • | |
| 1 free ticket to Celebration | | | | | | • | |
| \$50 donated to Neighborhood Beautification Campaign | | | | | | • | |
| \$100 donated to Neighborhood Beautification Campaign | | | | | | | • |
| 2 free tickets to Celebration AND House Tours | | | | | | | • |
| 2 free tickets to any standard CCRA event | | | | | | | • |

* Each Family, Patron, Angel, and Legend Member (over the age of 21) will receive their own membership card. Maximum members are 4 in these categories.

** Patron level will be recognized on website only

