

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of September 15, 2020*

The DRC meeting was held via Zoom

## Members Present

✓	_____ Larry McEwen, Co-chair	_____ , Business Assn.
✓	_____ John Landis, Co-Chair	_____ TT&P
	_____ Joyce Lenhardt, LUPZC	
✓	_____ Jean McCoubrey, LUPZC	_____ ✓ Jan Albaum, Streetscape Committee
✓	_____ Patricia Cove, HDAC	_____ ✓ Larry McEwen, VP Physical
		_____ Kathi Clayton, CHCA President

## Others Attending

Shelby Ulrich, office of Larry McEwen  
Henry O'Reilly, owner 30 West Highland  
Leah Silverstein, CH Conservancy  
Lori Salganicoff, CH Conservancy  
Anne McNiff, Director CHCA  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:05 pm with a brief overview of the agenda, including the review of the May minutes, and a preliminary presentation by Larry McEwen. 8011 Anderson has not yet received its ZBA date.

## **30 West Highland Avenue**

•Presentation: Larry McEwen, architect for this preliminary project presented for his client Henry O'Reilly. This is an informal presentation. This project is planned for the parcel that currently houses E. B. O'Reilly Company, which is 5 doors from Germantown Avenue. The current building is Roman brick and stone. Parts of the existing will be incorporated into the new project. There is a large parking area. The project will include 8 town houses with walk through to allow easy access to the train station. The site is currently zones CA-1. If it were RSA-3, the density would be in compliance. The zoning might be changed to CMX-2.5 or CMX-2. At the moment CA-1 would be used. CA-1 does not require a front yard setback. There is no commercial planned. The new building will have the same setback as the current building. John Landis asked about impervious surfaces. The impervious coverage will be 69%. Planting and infiltration areas will help with drainage. Lori Salganicoff asked about the pervious paving – will it be a simple pervious paving or will there be a drainage system under the paving. Pedestrian circulation will be through the middle of the project. The buildings will be 3 stories plus roof decks. The project has not been submitted to the City. It does need to begin this process as the project needs to have a building permit by the end of the year in order to qualify for tax rebates. Materials will include schist (used up to the first floor) and brick recovered from the existing building and metal panels. The overall height is 38'. There may be a breakdown of massing and different finishes. Jean McCoubrey asked about a Highland Avenue rendering. It is not yet done. It should show the relationship to the streetscape.

•Continued Discussion: J Landis asked what ties the project to Chestnut Hill besides the use of schist. There is brick, punched windows and bay windows. It also relates to structures like Roanoke Court. L Salgonicoff asked about rezoning and the historic designation of the existing. Many new trees will be planted. The units will be condos for sale rather than rentals. Patricia Cove asked about differentiation of the units around the courtyard like Tohopeka Ln. Full streetscape drawings will be useful at the actual meeting. There will be no change in street parking. Currently, there are 32 parking spaces in the lot. The project would have 16 spaces in garages. There will be no truck loading zone. There may actually be more parking available than currently. Jan Album noted that this is a good place for residential units. The street front of the building is 8' from the sidewalk. Joyce Lenhardt asked about the 38' height. The buildings are 38' tall; the wheelhouse entrances to the roof decks are 10' higher. There are also tall dividing walls on the roof. These can be changed. It was noted that the wheelhouses really loom. It was recommended that trees be removed in some drawings to show the building more clearly. Celeste Hardester noted that the end units look directly into each other. Trees will be used to break up those views. It was asked what refusals are expected. These include no residential use allowed and possibly no frontage directly on the street. The potential schedule includes the refusal and DRC in October, LUPZC in November then ZBA, It was suggested that the schedule should be DRC October, followed by LUPZC and HDAC in November and DRC in November. It was asked when neighbors would see the project. The November LUPZC and DRC were envisioned. The public could also see at the October DRC. J Landis suggested the public sentiment could be that the project is too large.

### **Committee Business**

•Minutes: It was noted that the officers for the CHCA have changed. There was a motion to approve the minutes as submitted. The motion was seconded and approved.

•Goldenberg Group: The developer has pulled back and there will be no presentation in the foreseeable future.

• Status of SEPTA Regional Rail lines in Chestnut Hill. This was discussed briefly with the suggestion that Cindy Bass's office be contacted for information.

•Top of the Hill Sonoco is using the site as a parking site for its tow trucks.

### **Adjournment**

• The meeting was adjourned at 9:12pm.