

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of March 15, 2016

Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-Chair	<input type="checkbox"/> CH Business Association
<input type="checkbox"/> John Landis, Co-Chair [on leave]	<input type="checkbox"/> Traffic, Transportation, and Parking
<input checked="" type="checkbox"/> John Haak, LUPZC	<input checked="" type="checkbox"/> Mark Keintz, CH Parking Foundation
<input checked="" type="checkbox"/> Joyce Lenhardt, LUPZC	<input checked="" type="checkbox"/> John Romano, Streetscape Committee
<input checked="" type="checkbox"/> Patricia Cove, HDAC	<input type="checkbox"/> Larry McEwen, VP Physical Division
	<input checked="" type="checkbox"/> Laura Lucas, acting CHCA President

Others Attending

2 East Chestnut Hill Avenue developers, attorneys, and near neighbors

Jean McCoubrey

Mary Lynskey, Jenks Academy Principal

Jenks Academy near neighbors

Haviva Goldman

Danielle Floyd, School District of Philadelphia (SDP) programs

Patrick Jones, Councilwoman Cindy Bass's office

Richard Snowden

Kevin Dicciani, Chestnut Hill Local reporter

Melissa Nash, recorder

Larry McEwen, co-chair, opened the meeting at 7:30 p.m. He asked if there was a motion to approve the minutes for the February minutes. The motion was made and seconded. It was noted that the heading 444-446 W Germantown Avenue should be 444-446 West Chestnut Hill Avenue. With that correction, the minutes were approved. L McEwen asked for a minute of silence in memory of Walter Sullivan, past president of the Chestnut Hill Community Association. L McEwen presented a brief overview of the committee process. Changes to the agenda include: 444-446 W Chestnut Hill Avenue is delayed.

Jenks Academy Ramp

•Presentation: L McEwen distributed questions and answers about the ramp. Danielle Floyd of the School District summarized the history of the project. It began as an emergency vehicle ramp. This was a capital improvement project and the SDP did not have the money so it was put on hold. In 2015, the project was reviewed. It was simplified and scaled back. It also became access for deliveries and improved trash pickup. Emergency access is a secondary benefit.

•Committee Questions and Comments: Patricia Cove noted that the Historical Society is concerned about the wall itself. There are no elevation drawings of the wall before and after construction. Mark Keintz asked why the project was not presented to the community. D Floyd responded that the SDP was not required to present. It was advertised, and the bid was awarded. There may be some response to community feedback. P Cove reiterated that a finished elevation needs to be presented and the total number of feet removed should be given. L McEwen stated that the current trash situation is not acceptable and asked why the trash is not kept across from the Water Tower rather than across from houses. Mary Lynskey stated that trash is brought down through the fire tower rather than through the basement. Joyce Lenhardt suggested that the trash be moved to the existing drive and it be removed through the basement doors to preserve as much of the wall as is possible.

Richard Snowden also stated that trash placed further up the street places it across from neighbors. M Keintz asked if having dumpsters on the sidewalk is legal. It is not. It seemed to many present at the meeting that there are cheaper alternatives to the problems. M Lynskey noted that the school has had problems with deliveries, which have been made when the school is closed. Items have been left outside. M Keintz suggested that this is a vendor performance issue rather than a design issue. D Floyd noted the dumpsters in the driveway would block access to the drive. It was asked if the planned enclosure for dumpsters, adjacent to the ramp, would be large enough. It seems there is more trash than was planned for at the school, such as trash generated by the Children's Park. The trash situation can be alleviated with more frequent pickups. Recycling is a part of the planning. It was mentioned that trash would be placed in the dumpsters from above. No answer was available as to how the lids of the containers would be opened and closed. R Snowden asked if using a trash chute and compactor had been considered. Jean McCoubrey suggested an elevator/hoist way. L McEwen suggested the ramp moves the problem to a less satisfying place. J McCoubrey noted that it is possible that parents would use the new curb cut as a drop-off spot, impacting pedestrians. It was asked if the gates on the ramp would be operated by remote. They will not. An audience member noted that the ramp was seen to be part of a scheme to provide parking at the schoolyard level. This is not the intent. It was also suggested that the upper level would be used for after-hours parking. The ramp would be gated. It was also suggested that many problems mentioned could be solved with better responses to management and vendor issues.

- Committee Wrap-up: L McEwen noted that a real dialog with the SDP is needed. There is an undersized trash enclosure planned, basically in neighbor front yards. Another meeting with the whole or a subcommittee is needed. D Floyd noted that she will take the concerns back to the SDP and it will make a decision about moving forward. M Keintz noted that the community would be willing to work with the SDP before another public meeting. J Lenhardt stated that the community has a history of working with the SDP, giving the example of the building of the Children's Park. For the ramp project there has been no cooperation. Laura Lucas, acting president of CHCA, noted that some parking for teachers might be useful as cars are clogging the streets now. Haviva Goldman noted that a planned play area could include a couple of parking spaces but this would need to be planned with the assistance of a working group.

General Business

- 444-6 West Chestnut Hill Avenue: This project is on hold as the owners and a neighbor work on coming to an agreement.

- 2 East Chestnut Hill Avenue: It was suggested that the project be referred to the next LUPZC meeting on April 7. This meeting would function as the required RCO meeting. The HDAC was happy the house was to be preserved. The developer agreed to refurbish the windows rather than replace. The massing of the original design was reduced. Materials were shown. The garage stone would be used to create a privacy wall, green spaces were developed, and the façade of the old building would be eased.

- Committee Action: It was moved that the issue should return to LUPZC for formal presentation, motion, and vote, and to request that the CHCA Board determine whether to allow the LUPZC vote to serve as the CHCA's motion of support or opposition, or to take final action at its Executive Committee meeting on April 14. The motion was seconded and passed unanimously.

- Chestnut Hill Hospital: The hospital has been cited by the city for the illegal parking lot on Norwood Avenue. It was suggested that the hospital be invited to the committee to state its plans regarding the lot.

Jenks Play area

- Presentation: H Goldman presented this very early stage plan. This plan is to create new areas for play (not including the existing Children's Park). They have been using the services of The Big SandBox organization, which has worked on play spaces for six Philadelphia schools. The organization encourages school and community cooperation. The plan for Jenks includes refurbished basketball courts, raised bed gardens, green spaces on the concrete pad, a Kindergarten play area, small play structures, and a bridge over the existing driveway. Play spaces will be accessible. The plan includes opening an entrance at the corner of Germantown and Southampton. The Big SandBox would make a community presentation and look for community input. The Denver company has worked with Hackett Elementary to create a pedestrian gateway. They are working with other schools but none have implemented projects. R Snowden stated that the Business Association is excited about this plan.

Adjournment

- The meeting was adjourned at 8:33 p.m.