

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of October 17, 2023

The DRC meeting was held via Zoom

Members Present

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| ✓ Larry McEwen, Co-chair | ✓ Sam Filippi, Business Association |
| ✓ John Landis, Co-chair | ✓ Matt Rudd, Parking Foundation |
| ✓ Chris Linn, LUPZC | , Streetscape Committee |
| Steve Gendler, LUPZC | ✓ Matt Rudd, VP Physical |
| ✓ Patricia Cove, HDAC | ✓ Laura Lucas, President CHCA (ex-officio) |

Others Attending

Ruffian Tittmann, FOW
Calvin Bush, Skelly and Loy, Engineer FOW
Pauline Berkowitz, FOW
Erin Monaghan, FOW
Meredith Trego, attorney for FOW
Matt Millan, architect 209 W. Chestnut Hill Ave
Lavi Shenkman, developer 209 W Chestnut Hill Ave
Dawn Tancredi, attorney for 7918 Ardleigh
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

Neighbors and Committee Members

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|---------------------------------|--------------------|------------------------------|
| Joyce Lenhardt CHCA | Frances Chapman | David Dennenberg |
| Tim Breslin, CHCA | Catherine Myers | Jennifer Yusin, Ardleigh |
| Jan Albaum, LUPZC | Gail Cataldi | neighbor |
| Greg Lattanzi, LUPZC/CHCA | Krista Gebbie | Jeff Gelles |
| Lori Salgonicoff, CH | Karren DeSeve | Chrissy Clauson |
| Conservancy | Aaron Passell | Susan Hauck |
| Deborah Popky, HDAC | Linda O'Brien | Alex Myers |
| Eileen Javers, HDAC | William Blasdel | David Aiken, neighbor FOW |
| Cassie Myers | Jean Mcnelis | Frank Papa, neighbor FOW |
| Barbara Houlin | Melissa Degenhardt | Adriana Della Porta |
| Maureen Flanagan | Susan Callanen | Kimberly Dukes |
| George Zeleznik, Crefeld School | Kathleen Willets | Mark Notash |
| Linda Baldwin | Chris Hirokawa | Cefeld School |
| Brad Bank, neighbor Greylock | Kitty Morrissey | Kim Jones, neighbor Greylock |
| Jim Fagan, neighbor FOW | Louis Richman | Brian T, neighbor Ardleigh |

The meeting was opened by John Landis, co-chair, at 7:03 pm. Committee members introduced themselves. The process was briefly explained. Approval of minutes will be deferred to the next meeting due to the lengthy agenda.

Valley Green Run Restoration and Pedestrian Bridge

•Presentation: The project was introduced by Ruffian Tittmann of Friends of the Wissahickon. This section was restored in 2012-2014. This continues that project. A pedestrian bridge is planned for a later date. The road will be closed during construction. This is the first time this type of project has received a refusal, which is for disturbance of steep slopes. There has been significant erosion. The project will correct, restore and stabilize the bank. Detailed photos of the current conditions were shown, including the completed 2014 project. Calvin Bush, engineer, continued with the project description. There will be demolition of damaged walls, removal of some trees (some dead), some damaged other construction, and the damaged storm water system. Step pools with boulders will reduce the speed and force of storm water. Other bank protections will be installed and additional planting will be installed. Foundations for the future bridge will be tied to bedrock. There will be two planting zones: flood plain and forest understory. The entire area is a slope with some parts being steeper than others. Meredith Trego, attorney, stated that 25 notification letters were sent out on September 22. Additional letters were sent out on October 6. Four zoning notices were posted in the park. Three additional notices were posted in adjacent neighborhoods. The Board meeting is October 26 and the ZBA meeting is November 14. FOW was thanked for its good presentation.

•Committee Questions/Comments: Patricia Cove noted that the project was not presented by the HDAC but the members did review it and supported it. LUPZC did not formally review the project and has no specific comments. Sam Filippi noted concern about the road stability and the upper slope. He suggested keeping an eye on that. J Landis asked about the time of the construction. It should start in the spring and last about 6 months. Larry McEwen thanked the FOW for the future bridge info.

•Neighbor Questions/Comments: David Aiken, speaking for the Wolcott/ Cornelia neighbors, noted their concern was for traffic and parking. This area can easily become over parked, blocking the streets. He noted that although parts of the park will be closed, some will trespass. Mark Notash stated that he has seen the zoning notices. He asked about extending the bridge to cross the river. This is a dream but substantial funding is needed. Frank Papa of Wolcott asked about an official closure of parts of the park. There will be notices on many fronts to try to make the public aware.

•Committee Action: L McEwen moved that the committee recommend support for the project as presented. The motion was seconded and was approved unanimously.

Greylock 209 West Chestnut Hill Ave

•Presentation: before the presentation, P Cove noted that HDAC and FOW are involved in the conservation and preservation easements. There have been many proposals for Greylock over the years. If the project is viable, changes/adjustments to the property easements could be altered in the court. This would be done at a later time. The project was presented by Matt Millan, architect. He noted that he is a member of the HDAC and has taken a leave of absence for the duration of the project. The developers want to be a good steward of the land, existing buildings, and new construction. This will be a residential project. The developers have owned the property since 2019 and have been clearing dead trees, stabilizing the fences. The ZBA appointment is in mid-December. They have met with some neighbors and plan to meet all. The total area of the property is 6.77 ac. The conservation easement extends from West Chestnut Hill Ave to about 20' in front of the carriage house. The existing house has 16,800 sq ft. It was built in 1909 and was a single family

house until 1945 It was used as a nursing home and then offices for a bank. It was in receivership. The carriage house has 5200 sq ft and is 2 stories. It is now a workshop and storage. The project plans to convert the house into 4 living units and the carriage house into 2 units. Some of the existing paving, especially around the carriage house, will be removed. The property included 2 categories of Wissahickon Watershed – one with some coverage restriction and most with no restriction. The added buildings are spread apart to retain as much openness as possible. Three new residential buildings are planned: 2 twins and one five unit multifamily building, referred to as the Terraces. These buildings will have self-contained parking. There will be separate garages built for the carriage house and main house. There will also be a pool and pool house in the conservation area. The existing 15' driveway will be conserved with two widened areas to allow easier passing. The existing driveway under the porte-cochere will become pedestrian. There will also be surface parking with one ADA space. Floor plans were shown. The pool would require a 2' retaining wall. There are 5 refusals in the zoning doc. These are: 1. Rear yard setback – 30' required, 18' in two locations; 2. Multiple principal buildings on the site; 3. Steep slope disturbance –minimal to install utilities; 4. Tree replacement numbers; 5. ADA parking. (The parking space is now provided and can be removed from the refusal.) The new buildings will be Wissahickon schist and siding. There is very dense growth in the park, screening the buildings. Reggio Plante Civil Engineers has created a drainage plan. The rear of the site drains to the park. The driveway and south of the house drain toward 305 W Chestnut Hill Ave, the next door building. The conservation lawn drains toward WCHA. The storm water system will retain all rain on site. The site will have two septic systems: a main system and a backup. There will be small slope disturbances with no alterations. There will be 900" of trees removed. There will be replacements but it is difficult to add 900". There will be lawn, a meadow some garden areas and woodlands. The volume of new buildings is needed to financially support the restoration of the old buildings. The benefits to the community include historic restoration, land improvement, retention of open space and improved views of the main building.

•Near Neighbor Questions/Comments: Brad Bank, a near neighbor and representing Chestnut Hill Landmarks, LLC, expressed concern about the scale of the project. He is also concerned about open space and the sacred nature of easements. George Zeleznik, headmaster of Crefeld School, is concerned about the proposal He suggested the developer be more transparent and be more open in the future. L Schenkman noted that he has offered to meet with neighbors. Kim Dukes asked about the elevations of the buildings and details about the pool and the meadow. She is also concerned about traffic and high density, noting that high density is different in historic areas versus center city. Mark Notash noted that there is a large impact from 15 units including traffic, and deliveries. He is opposed to the number of units. Tallulah and Jeff Regan expressed concern about the esthetics of the new buildings and community safety.

•Neighbor/Community Questions/Comments: Tim Breslin asked about the view from the Lavender Trail. The buildings would be seen but would be shielded by trees in the park. George Zeleznik noted that the 15 units would be located next to a school and subject to the noise from the school. Kim Jones, next door neighbor, stated she is unclear about the boundary between her property and Greylock (not location but treatment). The existing iron fence will be restored. There will also be people walking on the paths. Some trees will be removed and the area restored to provide a buffer zone. The existing green chain link fence will be repaired. K Dukes noted the close relation of the setback and the park. The site is 7 acres; why is it so crowded? Melissa Degenhardt noted that the developer is asking for 15 units in a single family zone. She also asked how the community would

ensure that the actual building matches the proposed. J Landis stated that provisos could be part of the approval to ensure this.

- Committee Action: HDAC would like to review the project and to see elevations, materials, colors. In general, a more specific impression of the project should be presented. LUPZC will also review the project and wishes to see more developed designs, especially of the terrace building as it can be seen from the street. The committee would also like to see a more detailed view of the circulation, especially the traffic circle. More detail about traffic should be shown. Views of the buildings without the grasses should also be shown. G Zeleznik noted that this seems like a done deal. HDCA meets on November 11 at 6:30; LUPZC follows at 8 pm on the same day.

7918 Ardleigh Street

- Presentation: The project was presented by Dawn Tancredi, attorney representing the owners. The building is zoned to have 3 apartment units. This does not change. The variance is to allow visitor accommodations, short term rentals of fewer than 30 days. There are 3 2bed/2bath units. It is family oriented. No parties are allowed. The property is kept clean. The owners self-manage the property. The rentals rent for \$360-400 per night. It is like a boutique hotel. : J Landis asked about the current use of the building. It is currently rented as a visitor accommodation. The variance is to legalize the use – not change it. The building has been three units for a long time. It was not known if the owners have ever lived in the building. The units are accessed from the front for the first floor unit. The two upper units are each 2 stories and are accessed from the rear. There is street parking.

- Committee Questions/Comments: It was suggested the photos be better organized for the ensuing meetings. Letters should be presented from the near neighbors. Laura Lucas asked about the outdoor decks with an eye toward safety of the supports. D Tancredi stated the owners live in the suburbs and purchased the building as an investment. P Cove asked about the year of construction. It was not known. The large area of concrete in the rear was questioned. It was also asked if the rear stairs and railings were built to code.

- Neighbor Questions/Comments: Jennifer Yusin, a near neighbor, asked how the building as managed. The owners manage the property. She noted that she has had problems with renters. J Landis suggested the owners reach out to neighbors Matt noted the building next door is also operated as a short term rental. Susan Hauk, a neighbor, asked if the variance is allowed. She also asked about new owners. Zoning runs with the property. J Landis noted that the community has required a sunset provision for some variances that end when the ownership changes. L McEwen noted that this could be made part of the deed. Brian T, neighbor at adjacent property, questioned the \$400 per night fee. The Airbnb ad lists the apartments at \$100-150 per night. He also noted that there is no dedicated parking. The ad states that 14 people are allowed. Jim Fagan, 190 E Willow Grove Ave, noted that he objects to all temporary rentals. Neighbors cannot police all the rentals.

- Committee Action: HDAC does not need a formal presentation. LUPZC will review the project on November 2 at 8pm. More information is needed. The owners should make every effort to attend the meeting. The committee also suggested that the owners have a conversation with neighbors before the next meeting and the written responses be obtained from neighbors.

Adjournment

- The meeting was adjourned at 9:41 PM.

