

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of September 19, 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    | Kathi Clayton, President CHCA (ex-officio) |

## Others Attending

Ruffian Tittmann, FOW  
Calvin Bush, Skelly and Loy, Engineer for FOW  
Pauline Berkowitz, FOW  
Erin Monaghan, FOW  
Meredith Trego, attorney for FOW  
Matt Millan, architect for 209 W. Chestnut Hill Ave  
Lavi Shenkman, developer for 209 W Chestnut Hill Ave  
Adam Laver, attorney for 209 W Chestnut Hill Ave  
Lori Salgonicoff, CH Conservancy  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:03 pm. Committee members introduced themselves. The process was briefly explained.

## **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. Also involved in this current project are Krieger Architects and CMV Next Construction. The project has been permitted by the DEP and The Army Corps of Engineers. Valley Green Road will be closed during construction for about 4-6 months. Existing bridges will be closed long term. This is a steep slope area. The stone retaining wall is damaged. Storm water inlets will be repaired. Step pools with boulders will reduce the speed and force of storm water. The site is in generally poor condition. Plantings will be used to help repair the banks. Footings for a future pedestrian bridge will be built. Calvin Bush noted that the retaining wall will be kept where it is sturdy. Trees will be removed to enable restoration. They will be replaced. The stream will be shifted. A boulder bank will provide reinforcement. There will be re-vegetation. There are two slopes. There will be a natural channel design with rock steps to the Wissahickon. An erosion control blanket with wood supports will be installed. Water management will be assisted by flood plain planting and forest understory planting. There are steep slopes between 15-20% as well as slopes above 25%. Meredith Trego noted that a variance is needed due to the steep slopes. Although the slopes will still exist, they need to be disturbed while being made stable. Twenty-five neighbors will be notified as required. There was more than one way to measure the distance from the project to neighbors. FOW opted for the method that would provide more neighbor notification.

Streets include Cornelia, Druim Muir, Woolcott, Glengary and Hartwell. Letters will be mailed. The next LUPZC and HDAC meetings are scheduled for October 5. The schedule anticipates the official RCO on October 17, the Board on October 26 and ZBA on November 14.

•Committee Questions/Comments: Matt Rutt questioned the closing of Valley Green Road. It will be closed, but other roads will be open. John Landis asked about pedestrians not honoring closures. There will be fencing and signage controls. Valley Green Road is in good shape but should not have traffic during work. Sam Filippi asked about studies including the global slope above the affected area. This was not asked for. P Cove asked about the erosion matting. It allows plants to take root. Steve Gendler asked about the need for drawings to show piers and the upper parking area. R Tittmann noted that the upper parking is far from the construction area. S Filippi noted that a hard storm can fill the valley. The foundations for the bridge piers will be based on borings to find bedrock. Chris Linn asked about the variance as there have been other similar projects. R Tittmann noted that this is the first time a variance has been needed. The rules have changed. J Landis asked about tree removal. Thirty-seven trees will be removed. Trees and shrubs will be added as well as stabilization grasses. C Hardester noted that they have met with Ian Hegarty.

•Committee Action: L McEwen asked if any committees needed to see the project. The LUPZC does not see any controversy but asked if neighbors would want that meeting as a forum. P Cove noted that the HDAC does not need to see the project. She will inform the committee about the project. Documents are on the CHCA website and the FOW landing page. J Landis suggested that locals can be directed to look at the info. S Gendler would like to see a master plan of the park and parking. This can be added to the presentation. LUPZC members can attend the DRC meeting. The slide show should be updated.

### **Greylock 209 West Chestnut Hill Ave**

•Presentation: This project was being presented as informal, pre-process. The refusal was received too late for it to be properly advertised. Matt Millan began the presentation. The ZBA date is in mid-December. The dates for the review process are tight. The current owner is a good steward of the property. The project includes high end residential and is a viable, financial sound plan. The existing building is weather tight and cleaned. Tree care has begun. The site had 2 easements: conservation protecting the front yard and façade easements protecting the house and the carriage house. The property is 6.77 acres. The house, built in 1909, has 16,800 sq ft; it will become 4 units. The carriage house has 5200 sq ft and will be 2 units. Some existing pavement will be removed. The property is located in Wissahickon Watershed zones 2 and 5. There is a 27% limit on coverage. Five buildings will be added: 2 twins, a five unit terrace housing, and garages for the main house and carriage house. There will be surface parking for guests. There will be 15 units total. A pool and pavilion is planned for the front yard. Green roofs will be used. The pool will be minimally visible from the street. The existing driveway will be retained with bump outs added to allow 2 way traffic. The circle including the porte-cochere will be retained but will not be completely open to cars. One variance is for the rear yard setback. Zoning requires 30'; 18' is needed. Another point in the refusal is for multi-family buildings not allowed. There are steep slopes which will not be built on. There will be some disturbance. Van accessible parking will be provided. Views will be retained. There will be parking under the main house terrace. There will be 3 areas for storm water. At present there is flow into the park, to 305 WCHA and a natural infiltration area. Storm water will be sent to a rain garden and to a retention basin. As there is no sewer service in the area, an on-site septic system will be needed. There will be very small

disturbances in the steep slopes. There are 182 trees on site with diameters between 2.5” and 42”. There are 23 dead and damaged trees. Replacement plantings will be made. Part of the front lawn will be a meadow. There will be gardens and woodlands at the edges.

•Committee Questions/Comments: L McEwen asked about potential bottlenecks around the circle. J Landis asked about floor plans and if there would be an HOA. L McEwen asked about neighbor contact and contact with FOW and the CH Conservancy. Some talks have started with FOW/Conservancy. Small changes will be needed to the façade easements. Matt Rutt asked about traffic. S Gendler noted the pool location was not allowed. Lori Salgonicoff noted the pool can be set aside for the moment. There will be 15 units and 34 parking spaces. M Rutt asked about working with the Conservancy and to Crefeld School. This will be done. ADA parking will be included. There are five refusals which is a small number. It was suggested that the project meet with neighbors soon. The existing iron fence, which is included in the easement, will be preserved. It does not encircle the whole property.

### **Committee Business**

•Minutes: It was moved that the July minutes (no August meeting) be approved as submitted. The motion was seconded and the minutes were approved.

•Updates: P Cove asked about the status of the Santander Bank site (8636 Germantown Ave). The demolition fence is up. No further news is known.

•Pre-reviews: The committee discussed pre-reviews. This included these reviews being listed on the public agenda vs closed meetings. C Hardester asked about having private reviews. This was generally thought to be a negative. Guidelines for preliminary reviews should be created. All RCOs should see the guidelines and participate in the reviews if desired.

•C Hardester suggested that the *Local* be invited to attend meetings. The *Local* was a regular attendee in the past. Articles were first hand reports.

### **Adjournment**

•The meeting was adjourned at 9:25 PM.