



the council crier

Elections – Elections were held at the November Meeting. All positions were uncontested. Therefore, as per the bylaws, the officers were declared elected without a vote. See the minutes on page 3 for the results.

New Meeting Location – The December meeting will still be held at the Rec Center. The building heat is off and our space heater is inadequate so dress warm. Our January, February and March meetings will be held downstairs at Mugshots, 110 Cotton Street, with heat, hot drinks, and snacks. Our thanks to the folks at Mugshots for putting us up.

ZONING

1 Cotton Street/Waterford Apartments – The project we all hoped would go away, is back. Reduced from the original 270 units to 205. MNC fought the original project, from 1999 to 2004, all the way to the PA Supreme Court, including fighting off a takeover attempt of the civic.

In 1999, then Councilman Nutter, rezoned the island to allow residential development (over our objections and protests). Beyond the obvious dangers of building homes in the floodway, all the proposed developments have far exceeded the allowed density and height. This development (even reduced) far exceeds those allowances.

The developer has made some changes to the last plan, approved by the ZBA in 2005. The new Zoning Board had asked to review the project. There will be zoning hearing December 9, at the 9:30 session. See our web page (<http://www.manayunkcouncil.org/zoning>) for information on how to write letters or attend hearings.

Our zoning committee recently met with the developer (Dennis Maloomiam) to review the latest plans. The committee made the following comments.

Regarding Planning Commission "Philadelphia River City" vision.

- Allowance for river side trail too narrow: Over generous parking on canal side pushes project

towards river reducing width for future river side trail without severe constriction points and adequate horizontal width from top of sloped bank to face of building.

- No provisions made in the design of the facades for balconies and terraces to take advantage of river side location.
- Monolithic block building form does not respect undulating river's edge location.
- Lack of landscaping buffer at edge of hard parking areas on canal side.

Regarding Philadelphia Sustainable Initiatives.

- Project only meets minimum requirements now mandated by Water Department.
- No other sustainable systems component is evident in the design of the apartment block such as solar, geothermal, reflective or white materials.
- Large unarticulated roof area is a west facing heat absorbent shingle. No evidence of reflective, white or green roofs.
- Parking areas insufficiently landscaped to provide shaded open parking areas. No evidence of high albedo reflective material for parking areas to mitigate heat island effect.

Regarding architectural and historical context.

- Oversized simplified building form exceeds neighborhood scale and adjacent scale of existing mill/industrial heritage buildings.
- Oversized simplified pitched roof form far exceeds the scale and size of any roof element visible in the neighborhood and will be an immediately obvious detraction from the picturesque industrial hill town character when viewed from the Schuylkill Expressway.

The new mayor's administration is one that is promoting Philadelphia as Americas next great city, the River City, and with plans to become the greenest city in the US. Any new developments of this scale must be considered as world class projects in order to fulfill this vision. This project does not in any way meet the new higher development standard required by this new administration.

Zoning (continued)

4328 Dexter – This project is two homes at the corner of Dexter and Grape. We met several times with the developer and have agreed on a two home plan. Zoning is December 9 at the 9:30 am session. Calendar numbers 5837 and 6625.

4137-4141 Main/Sapphire Grill – Sapphire Grill is seeking to build a three story addition in place of their back patio. The addition will substantially increase the existing bar/restaurant space. Our zoning committee has met twice with the owners.

Our understanding of the project,

- **Proposed Scheme** -- The proposal included the expansion of the existing bar/restaurant, adding onto the rear of the existing property with an addition of 4 stories over the whole of the remaining area of the site which is presently used as an outdoor sitting area for the restaurant.
- **The expanded restaurant** -- The lower two stories of the addition provide expansion of the existing restaurant to include a relocated kitchen and an addition to the dining/bar area at the lowest level plus an additional seating area on the floor above. Rest rooms serving sitting areas on both floors were also included in the new addition. On either side of the expanded bar area at First Floor level there were 2 egress staircases providing egress from the restaurant and also access to three residential units on the two floors above. The two egress staircases discharged onto the rear street (Station Street) which, due to the steep slope down to Main Street, was a floor higher than the bar entrance on Main Street.
- **The residential units in the new addition** -- The two egress staircases within the addition connect to an external access balcony at Third Floor level which provides access to the three apartments. Each apartment includes a kitchen, living and dining space at the Third Floor and two bedrooms, a bathroom and access to a small deck at the Fourth Floor.
- **Residential units on the upper floors of the existing building** -- Three additional apartments were accessed from the rear addition at the Second Floor level and each included a kitchen and dining/living room and bathroom with either three, two or one bedrooms on the floor above.

Our comments and observations

- The expansion of the bar/restaurant was not enthusiastically received; MNC opposes expansion of bars along Main Street and has asked

that, in order to gain their support, any expansion or changes to any existing food service business is covered by a Deed Restriction which limits, amongst other issues, hours of operation, outside advertising, seating and bar layout to deter any increase in late night drinking.

- The expansion of the kitchen and dining areas at First Floor level eliminated all the remaining exterior space which was used as an outdoor seating area in the summer.
- The function of the proposed "meeting room" at Second Floor level was questioned as it was connected to the floor below by an open stair and was more likely to be used as additional restaurant seating or as an extension of the bar seating.
- The only trash area shown for the restaurant was inside at the bottom of a staircase. There were no outside areas for trash containers.
- The residential units included 6 units with a total of 12 bedrooms but there were no parking spaces provided. The owner suggested that the parking lot on Lock Street could be used but no detailed provisions had been secured and the lot was slated to be closed in the near future while a new storm water holding tank was built on the site by the Water Department.
- The owner was asked if he had considered office use instead of residential use for the upper floors similar to some of the adjacent properties. This would reduce the problem of evening parking demand and promote more employment in the area.
- There were no trash storage areas for the residential units externally.
- The rear addition extended the full four story height up to the back of sidewalk. It was pointed out that Station Street was a narrow street and that additions to other properties along the street which had been built recently had setbacks in the street elevation at the upper floors to reduce the apparent size of the addition.
- The appearance of the addition was not liked; the exterior materials proposed appeared to be plain stucco on all exposed vertical surfaces of the addition. There were no landscaping proposals and no improvement to the perimeter of the building.

Our Conclusions

- The addition is overdevelopment of the site.
- The project is the expansion of a bar

Obituaries

Former Councilwoman Carol Campbell passed away Wednesday November 19, 2008. Ms. Campbell became our council person when Councilman Nutter resigned to run for Mayor.

Kevin called the meeting to order at 7:30

Election results -- President Kevin Smith; VP John Hunter; Treasurer Susan Shimp; Corresponding Secretary Jane Glenn; Recording Secretary Keith Newman; Sgt. At Arms Rob Lamendola; Trustees Erika Orsulak, Charles Hewins, Hillary Langer and Liz Gabor.

Zoning

3 Rector - Zoning appeal is set for next Tuesday at the state level.

Venice 1 - The city has filed its report six months past due. Hearings will be set shortly.

4328 Dexter (Grape and Dexter) - The developer did not have proper permits and was due to go to zoning but defaulted on the construction loan.. The finance company has taken over the property and worked with our zoning committee to develop a workable solution to 2 lots where 2 houses are being built. Parking for one car will be available in the back of each house. A zoning variance will be required due to setback and open space requirements.

The foundations are already in but the developers have agreed to new plans to move the homes forward so they are even with other properties. A motion was made to approve the variance. Discussion followed and it was agreed trees should be planted. The developers agreed. The motion passed unanimously.

Other Business:

New MDC Executive Director Loree Jones introduced

herself. Her predecessor had found funding for MDC to work with consultants, form groups, and define what Manayunk should be and the MDC's role is in this. Loree mentioned the possibility of weekly farmers markets. She pledged cooperation working with the many issues we have amongst MDC and the MNC.

Some discussion followed about the best way to reach out to the community to obtain feedback. Look for updates on this.

Parking on Gay Street - The city owns a parking lot on Gay Street. One of our members wants this site designated as neighborhood parking lot. Their proposal is to invite people who park there to a special meeting to develop a proposal for the site.

Mad River Bar is set to open this week.

Fund Raising - A member proposed a 3 on 3 basketball tournament as a fund-raiser. Age groups would be in two-year increments. Each team would get a T-Shirt and a two game guarantee. It was suggested a committee be formed. The group offered support to pursue the idea.

Saturday Morning is a clean up for the Manayunk Trail walk 10:00-2:00 at the Ivy Ridge Train Station.

Manayunk Canal: The Movie --This is a precious places movie lasting 8 minutes covering the history, present and future uses of the Canal.

The meeting was adjourned at 8:55.

- Mayor Nutter will hold a Town Meeting, Tuesday December 9th, from 7-9pm at the Roxborough Memorial Hospital Wolcroff Auditorium, 5800 Ridge Avenue. Plan on arriving at 6:30pm, The meetings will consist of opening remarks followed by a Q&A session.
- Councilman Curtis Jones Jr and the Energy Coordinating Agency of Philadelphia (ECA) are partnering to demonstrate how to install self-help weatherization materials and will provide some material free of charge to all who attend the workshop Wednesday, December 10, 2008 7pm-8pm at the Andorra Library in the Andorra Shopping Center.
- Property Tax/Rent Rebate deadline extended to December 31. The program provides state rebates on the previous year's property taxes or rent to certain eligible citizens. Contact State Representative Kathy Manderino at RepManderino@pahouse.net or 215-482-8726.

**MANAYUNK NEIGHBORHOOD COUNCIL MEMBERSHIP FORM
January 1, 2009 to December 31, 2009**

___ \$5 Student/Senior	___ \$15 Household	___ \$100 Patron
___ \$10 Individual	___ \$50 Business or Supporter	\$_____ Other
Name:		Phone:
Address:		Email:
City, State, Zip:		Date:
Signature:		

Please make check payable to Manayunk Neighborhood Council & mail to PO Box 4667, Philadelphia, PA 19127

Events

- December 3** - MNC meeting, 7:30 pm
- December 9** - Town Hall Meeting (Page 3)
- December 10** - Weatherization Workshop (page 3)
- December 31** - Property Tax Rebate application deadline (page 3)
- January 7** - MNC meeting, 7:30 pm

MNC BOARD

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|-------------------------------|-------------------------|
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| John Hunter, Vice President | Hilary Langer, Trustee |
| Mark Turtle, Treasurer | Erica Orsulak, Trustee |
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215-482-5528 - mail@manayuncouncil.org
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Manayunk Neighborhood Council
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Next Meeting:
Wednesday, December 3
 7:30 PM
 Venice Island Rec Center

PO BOX 4667, PHILADELPHIA, PA 19127

