

Washington Square West Civic Association

BOARD MEETING MINUTES

May 11, 2021

Conducted Via Zoom

- I. Call to order by the President, Neal Pratt at 7:02 PM
- II. Attendance: 1. Neal Pratt, 2. Robert Sher, 3. Deb Sweeney, 4. Judy Applebaum, 5. Catalina Gonzalez, 6. Tami Sortman, 7. Jonathan Broh, 8. Sukrit Goswami, 9. Richard Lee, 10. Marisa Shaaban
- III. Community Comment:

Joe Ferrero, of the police commission, reported on the ATV, 911 call response and homeless. To address the ATV issue, rapid response teams have been initiated by the police. The city has not hired 911 call takers enough to handle the additional calls and preliminary protocol questions. If you can not get through to 911 you may call 215-375-3012. Let them know you have tried to call 911 without success. Homeless have been cleared out of the PATCO station and are now on various streets in the area. Housing is available for them. They must agree to go to one of the housing sites available.

- IV. Committee Reports:

Zoning Committee:

- One 708 Sansom Street Toll Brothers development changes. Parking changes were requested by the developers that involved ADA variances. Those specific issues must be addressed by the builder and presented again to the Zoning Committee. Zoning is recommending opposition. All board members unanimously approved opposition.
- Presentation of a proposed development at 1101-07 Walnut Street originally presented in 2019. A modified current design was presented the project architect. Questions from attendees were entertained. The design phase will be presented to the community at a later date. The project consists of consolidation of lot lines, demolition of all remaining structures, and construction of a new eighteen story structure with basement containing first floor commercial/retail spaces and 198 dwelling units above on floors two thru eighteen. The owner is seeking passage of City Council legislation that would amend the Philadelphia Zoning Code or authorize the following:
 - ~ The maximum height of any building constructed on the property shall be limited to only 19.46'. Zoning code permits unlimited height.
 - ~ Off-street parking shall be provided at a rate of 1 parking space for 7 dwelling units. Zoning code requires 3 spaces/10 units.
 - ~ The required off-street loading space is permitted to be at a size of 10'x30'x12' height and outside. Zoning code requires an interior loading space 11' x 40' x 14'.
 - ~ Lot coverage for the portion of any building constructed above 65' in height is 95% of Property. Zoning code limits coverage to 75%.
 - ~ The 100 foot width limitation of building frontage along Walnut Street shall not apply.
 - ~ Permit a building projection overhanging the Walnut Street sidewalk by 5" beginning at a height of approximately 41" above the sidewalk.

NEXT MEETING VIA ZOOM: June 8, 2021 at 7 PM.
Meeting was adjourned at 9:05 PM

~The WSWC always welcomes and encourages the public to attend meetings. The Civic is in need of individuals willing to be involved in the Civic activities and to serve on the various committees.~