



South of South Neighborhood Association

Minutes of the SOSNA Board of Directors

Wednesday, October 28, 2009

SOSNA Offices – 1901 Christian Street, 7:00 – 9:30 PM

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### **BOARD MEMBERS IN ATTENDANCE**

- Desarrie Anderson-McDuffie, Joe Carvalho, Ken Chesnin, Daniel Chung, Andrew Curtis, Kevin Gray, Jocelyn Hill, Brian Lawson, Janet Lorenz, Gus Scheerbaum, Mark Scott (outgoing Chairman), Michael Showell, Loretta Tague, Matt Tincani, Paul Toner.

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### **OTHER PERSONS PRESENT**

- Andrew Dalzell, Soda Nobuhle, Larry Shaeffer,

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**MEETING MINUTES:** The Chairman called the meeting to order at 6:07 PM, welcoming newly-elected members of the Board of Directors.

**CHOP PRESENTATION – Peter Grollman, Director, Government Affairs, Community Relations & Advocacy, Children’s Hospital of Philadelphia**

Mr. Grollman and his three colleagues presented preliminary plans for CHOP to move to the property located at 732 South Schuylkill Avenue, currently the site of the old JFK Vocational School. CHOP has an agreement of sale on this lot only at this point. The plans are tentative at this date – and this meeting is part of their due diligence on the property. CHOP used to be located at 18<sup>th</sup> and Bainbridge for much of the 20<sup>th</sup> century, leaving in 1974 for West Philadelphia.

The JFK site is about 5.6 acres, zoned G2 Industrial, with a 500% FAR. CHOP intends to use the lot for clinical research programs – data-driven research – information technology in those departments that need proximity to the main campus. Given structural and scale issues of the current building on the site, CHOP plans to demolish it, and redevelop the lot. The land extends all the way to the bulkhead line. CHOP is in preliminary talks with the landowners on both the north side (Springfield Beer) and south side (Redevelopment Authority) of the parcel.

Before presenting their plans, the CHOP representatives again cautioned that all plans should be consider very preliminary.

The first phase – post-demolition – would see the construction of a 14-story office tower situated on the site’s southern portion, with the rest of the site being a surface parking lot. The intention is to orient the building so as to minimize the bulk on Schuylkill Avenue streetscape. Other features would include a continuation of the Schuylkill River trail. Part of the CHOP development would be for an easement along the bulkhead, as well as through the RDA parcel, as requested by the RDA in preliminary meetings. They are also proposing a potential small pocket park at the base

of Bainbridge Street.

Later phases of the project could include a parking garage on the southern end to consolidate all surface parking, thereby allowing for up to three more office buildings to be constructed as well. CHOP repeatedly noted that later phases are only in the conceptual stage, and no idea is final. The site as currently zoned allows for more than one million square feet as a matter of right. The guide for scale and orientation of any future buildings would be to minimize the bulk on Schuylkill Avenue and for any shade generated by the new construction to be contained on-site.

CHOP currently has around 2,000 employees in satellite offices around the Delaware Valley, and this new facility would consolidate those. The timing of this facility opening would ideally coincide with the expiring of the leases at the satellite offices – maybe 2012 or 2013. All new CHOP facilities strive to be LEED Silver certified.

The group took questions from SOSNA Board members. Issues brought up included feasibility and financing of the trail extension, completion of traffic and circulation studies, incorporating a variety of uses, especially on the ground floor, and stormwater management controls.

CHOP representatives departed and will continue to work with SOSNA as their ideas take shape. SOSNA requested that CHOP return at a later time for a formal presentation to the full community.

#### ELECTION OF NEW OFFICERS:

The Board duly elected the following individuals to the stated offices for terms of one year:

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|-----------------|---------------------|
| • Gus Scheerbam | Chairperson         |
| • Janet Lorenz  | Vice Chairperson    |
| • Matt Tincani  | Recording Secretary |
| • Jocelyn Hill  | Corporate Secretary |
| • Ken Chesnin   | Treasurer           |
| • Paul Toner    | Controller          |

#### ACKNOWLEDGING MARK SCOTT:

*Mr. Scheerbaum made a motion to honor Mark Scott's service as Chairperson of SOSNA. Seconded. The motion passed unanimously.*

#### APPROVAL OF MINUTES – September 30, 2009

Ms. Hill asked that the minutes be amended to reflect that the Board did not move to create a Liquor Committee. Rather the Board agreed conceptually to take exploratory steps towards forming such a Committee. All agreed.

Mr. Scott asked that the minutes be amended to reflect that he and Matthew Corcoran departed the meeting before the "TREE PLANTING PROGRAM" section. All agreed.