



# the council crier

**ALERT! Important meeting! 16 homes proposed for Cross & Sheldon Streets. See Page 2 for details.**

**Time to Renew** -- It's a new year and it's time to renew your membership. See the membership form on page 3. We are pursuing two zoning appeals (3 Rector and Venice One) with mounting legal costs. Donations above the base membership are greatly appreciated. If you are not a member, now's the perfect time to sign up and stay informed.

**NEXT MEETING IS JANUARY 9, not January 2** -- General meetings are held the first Wednesday of the month. This year (2008) the first Wednesday in January falls on January 2. To avoid conflict with New Years, the January meeting will be held on January 9, the second Wednesday.

**225 Jamestown**  
-- John Kolea proposes to add a floor to this small detached home.



225 Jamestown

**228 Hermitage** -- This is the former site of the U.S.S Madrak, a bar on the first floor of a row house. That use was abandoned several years ago and the building was recently purchased. The new owners proposed to put a small market in the space. MNC hosted a meeting with the neighbors who were strongly opposed to the market. The owners continued their zoning hearing and will present alternative plans at the January 9 meeting.

**Red Bull Soapbox Derby** -- Red Bull is proposing to sponsor a soapbox derby, on the wall. The event is proposed for Saturday September 6th. Setup and teardown would go from the 4th to the 7th. When the street would be



closed and when cars would have to be moved, has not been determined. From Red Bull Material: "Participants design, build and then race their human-powered cars down the



Soapbox race course, competing for a cash prize, a NASCAR experience, racing lessons, trophies and a lot of fun. Celebrity

judges and scorekeepers will evaluate each team for their creativity, showmanship, and speed. MNC is attending preliminary meetings with Manayunk Development Corporation and Red Bull. Our initial concerns are how long the street will be closed and what other inconveniences will there be. Will there be extended policing after the event. Photos are from their most recent event in October in Providence RI.



**4718-4740 Cross Street and 4707-4715 Sheldon -- Concerned and Interested neighbors should all attend our January 9 meeting. Meet the Developers and get your questions answered!**

Cross street is a small relatively unused street behind homes on the 4700 block of Silverwood. Though shown on the map as connecting to Hermitage, that section of the street is unimproved and neighbors use it for parking. Cross Street will be improved and will connect all the way through to Hermitage.

The area off Cross Street is currently vacant. The area on Sheldon is two empty lots and a twin (4713 & 4715). The existing houses will be demolished and replaced with four homes.

The developers are seeking LEED (Leadership in Energy and Environmental Design) certification for the homes. All the homes will be highly insulated with green roofs and permeable pavement. Every home is expected to achieve the minimum silver certification level.. If purchasers opt for additional features (solar panels, home automation, central vac, and other features) they hope to reach platinum certification, the highest possible. A platinum level model home will be constructed. The homes are expected to sell for over \$600,000.

The homes will be tall. About 50 feet at the highest point and 43 feet from the sidewalk to the



Approximate position of the development

front roof line. The first floor is a single car garage and a rec room. Above is three floors of main living space. The homes are large and will be about 4500 square feet.

In our initial meeting, with the developers, we were concerned with the overall and perceived heights of the homes and the lack of parking.

On Sheldon Street there is no parking on the development's side of the street so no street spaces will be lost. Cross Street is very narrow and all available space is being developed. There will be no room for on-street parking. It is almost certain that there will be an average of more than one car per house, forcing the overflow onto Silverwood, Hermitage, and Sheldon.

We also made some suggestions for modifying the roof line to reduce the perceived height from the street.



Four-Home Sheldon Street Facade



12-Home Cross Street Facade

**JUST A FEW MINUTES . . .**

December 5, 2007

Kevin called the meeting top order at 7:37

A motion was made to move the January meeting to the 9th and it was approved. The January meeting is now the second Wednesday in January due to the New Years holiday.

3 Rector Street -- The Common Pleas court (city) upheld the zoning board approval of the 3 Rector Street project. A motion was made, seconded, and passed to appeal the decision to the Commonwealth court (state).

Venice One was approved by the zoning board. A motion was made, seconded and passed to appeal the decision to the Common Pleas court.

Lower Venice Rec Center will finally begin construction Fall of 2008. A final presentation will be made to us at the February meeting. The project will last two years.

Canal Improvements -- Dredging will begin this spring and the locks will be stabilized at both ends of the canal.

Sam Kroungold from Propper Brothers is becoming a one-man graffiti service on Main Street and the Pretzel Park area. Congratulations and thank you to Sam and Propper Brothers.

Indian Affair has been sold and is now Culture. We know nothing about them. The property does have a deed restriction in place.

228 Hermitage -- They want to open a corner store and apartment on the first floor at the old Madrak Bar. Neighbors are against the corner store due to the trash and traffic it will create and MNC is opposed to it based on our stand against single-family dwellings being converted into multi-family dwellings.

4300 Boone started construction but needs a variance for the additional floor. We will be meeting with the developer.

16 homes are proposed for Cross Street and Sheldon

Street. MNC will be meeting with the developers.

Rental permits lapsed on the six unit apartment at 300 Hermitage. The owner must go to zoning to renew the permits prior to selling the building. A motion was made, seconded and passed to support the re-legalization.

The owner of Chabaa Thai, 4371 Main Street, is seeking to open a new restaurant, Mango Moon, at 4161 Main Street, with a liquor license. The restaurant will have 49 seats and a nine seat bar on the second floor. A motion was made, seconded and passed to support the restaurant with the standard restrictive agreement, including no new patrons after 1:30 am and no trash pickup before 8 am.

106-110 Grape Street -- Ron Patterson and Bob Torres, representing Maximum Development, presented plans for removing three garages and a house to make way for a 59 foot, four story office building. First floor would be retail or commercial. The next three stories will be office use only. The building would need a variance from the R10A zoning and the 35 foot height limit in the historic district. Membrs did not object to offices but were critical of the design and height.



105 -109 Cotton - Maximum Development also presented plans for another four story building with first floor commercial and three floors of commercial or residential. Members were critical of the design and objected to the height. Members also objected to residential use without dedicated parking. There was discussion about purchasing reserved spots in a nearby parking lot.

The meeting adjourned at 9:00

**MANAYUNK NEIGHBORHOOD COUNCIL MEMBERSHIP FORM**

**January 1, 2008 to December 31, 2008**

<input type="checkbox"/> \$5 Student/Senior	<input type="checkbox"/> \$15 Household	<input type="checkbox"/> \$100 Patron
<input type="checkbox"/> \$10 Individual	<input type="checkbox"/> \$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**

**Energy Saving Workshop:** Friends of the Manayunk Canal is hosting a workshop at the Venice Island Rec Center January 9 at 6:00 pm. Come for the workshop and stay for our meeting. Learn to make your home warmer and more comfortable while saving money. More information at <http://www.manayunkcanal.org>.

**East Falls Bridge Lighting Party:** Governor Rendell will throw the switch on the new lighting for the East Falls bridge. The party starts at 6:30pm on January 12. For more information see [http://www.eastfallsdevelopment.org/community\\_link.php#BridgeEvent](http://www.eastfallsdevelopment.org/community_link.php#BridgeEvent)

**PLEASE READ AND PASS ALONG TO YOUR NEIGHBOR**

courtesy while visiting

thank you for your

**CLEAN**

**SAFE**

**QUIET**

our neighborhood

**\*MANAYUNK\***

Manayunk Neighborhood Council  
[www.manayunkcouncil.org](http://www.manayunkcouncil.org)

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**215-482-5528 - [mail@manayunkcouncil.org](mailto:mail@manayunkcouncil.org)  
[www.manayunkcouncil.org](http://www.manayunkcouncil.org)**

**Next Meeting:**  
**Wednesday, January 9**  
**7:30 PM**  
Venice Island Rec Center

PO BOX 4667, PHILADELPHIA, PA 19127

MANAYUNK NEIGHBORHOOD COUNCIL