



the council crier

New Meeting Location ☆☆ MUGSHOTS COFFEEHOUSE ☆☆ 110 Cotton Street

Venice Island Rec Center -- The Water Department holding tank and Rec Department Performance Center project is moving forward. The Water Department will be doing a presentation at the February meeting. Zoning is scheduled for February 24 at 9:30 AM, calendar # 7530. They hope to start digging this summer.

The process started, for MNC, back in September 2004, when the Water Department announced it needed to install a massive tank under the parking lot and Rec Center. The project planning was expanded to create a master plan for Lower Venice Island (Cotton Street to the lower tip). By October 2005 the master plan was complete. The initial project design was completed in May of 2007. Over the next year and a half, the plans were refined by the Rec Department and the Art Commission. The water department is now ready to proceed to zoning.



Canal side view showing construction materials

The MNC Zoning Committee met with the Water Dept, to review the plans. The ground floor of the performance center is elevated seven feet to protect against flooding. The highest point of the building is 73 feet. The main roof is about 55 feet.

The auditorium seats 250. There will also be a multi-level play area with a spray pool. Original designs also included a hockey court and a basketball court. This part of the design is not set. The site plan shows four basketball courts. The final configuration will be based on the needs of the community and the Rec Department. The play area will not have traditional play equipment. There will not be a

swimming pool.



Holding Tank Head House

The building contains water features to create cascades and water displays when it rains. In addition, rain water will be collected in multiple holding tanks for re-use as gray water.

The head house will have a green roof and water features. It is designed to accommodate educational

tours. It will contain the electrical equipment and controls to run pumps located in the tank below.

For more information go to: www.ManayunkCouncil.org/zoning/VI-Lower



Rec Center and Tank Head House -- View from across the River



Site Plan for Lower Venice Island (Rec. Center and Water Dept. Project)

1 Cotton St./ Waterford Apartments – On January 13, 2009 the Zoning Board approved the proposed 205 unit Waterford Apartments. MNC objected to some elements of the project. Specifically we had asked

- An adequate accessible path must be built concurrent with the rest of the project.
- Downsize project to lower the height, create a riverfront setback, create a southwest corner public space, and to create a canal side landscape buffer.
- Roof should be flattened and should incorporate sustainable elements such as solar electric, thermal and/or green roof elements.
- Monolithic form should be broken up. Terraces and balconies should be provided.
- Public access to the pedestrian bridge to the tow path.

We are pleased that the ZBA decision included the proviso "Riverside path to be 8' wide". Our other concerns were not addressed.

Sustainable Manayunk -- Jill Fink from Mugshots Coffeehouse is spearheading a new group of Manayunk businesses and residents. Sustainable Manayunk is a group of individuals from businesses and the residential community. "We strive to make Manayunk a more sustainable place to live, work, and play." The group is in the process of designing a Buy Local Philly, Buy Local Manayunk program with

incentives to connect shoppers and businesses. The group meets the second Wednesday of every month at 6:30 pm at Mugshots, 110 Cotton Street. The next meeting is February 11.

Quality Of Life Committee -- MNC's Quality Of Life Committee hosted a meeting with several civics to discuss excessive late night noise, trash, parking, and overcrowded rentals. The goal is to determine what can be done to improve the quality of life and make it attractive for families to live here.

We hope to engage stakeholders in the community, meet with elected representatives and university officials, and see that current codes regulating unwanted behaviors are enforced. We are working on new regulations based on what other communities facing similar problems have done. Some of the ideas discussed were:

- A three strikes law resulting in the loss of a rental license after repeated complaints against tenants.
- Creation of a special services district where landlords pay a tax to fund services such as extra street cleaning, parking enforcement, and trash and litter enforcement.
- Rental properties would require annual inspection and certification.

Attendees were asked to present the program to their civic meetings and create synergy on solving this problem. Another meeting will be arranged when all have ideas to present and discuss.

The Schuylkill River Trail is an extremely popular and heavily used recreational asset and commuter route. It has the potential to be much more: a connector between a variety of Philadelphia and suburban neighborhoods, the region's first green transportation corridor for multiple communities, a strong catalyst for economic development, and a critical access point to open space and commuting paths for underserved neighborhoods.

To be complete, the trail has critical gaps that need to be filled, and it needs to be extended southward, northward and into more neighborhoods. There are nine trail projects that could complete Philadelphia's Schuylkill River Trail from Delaware County to Montgomery County.

The Schuylkill River Park Alliance (<http://riverparkalliance.org/>) is hosting a forum to detail the public benefits of the completed trail and to describe the planned trail segments. The forum will be held Thursday, February 26 at the Academy of Natural Sciences, from 6:00 PM to 8:00 PM. Please RSVP to rwall@ansp.org.

Kevin called the meeting to order at 7:30

Terrace 4338 - 4352: Bill O'Brien represented Dan Neducsin who is building 9 houses on Terrace Street between Grape and Monastery. The developer will need a variance for pilot houses for the stairs to rooftop decks. This will increase the height of the houses. The decks will be 240 sq ft. The houses are already under construction. The variance is only needed because the decks were not originally part of the plan.

Questions followed about the average height and what immediate neighbors thought about the plans. It was reported immediate neighbors, none of whom were in attendance, had no issues with the proposal.

The issue was raised regarding the height of the retaining wall. After much discussion, it was proposed the developer provide more information regarding the wall and meet with our zoning committee. The motion was seconded and passed unanimously.

Labov's: A wave and a round of applause was held for our victory in the appeal against 3 Rector Street.

Sapphire: The zoning was continued to 3/4/09. They wish to enclose their patio and back bar and add three apartments. We oppose this as it is an expansion of a bar and the additional apartments create too much density for such a small area.

1 Leverington/Venice One: Hal Shirmer, our attorney, reported the appeal hearing will be on 1/21. While there are no guarantees, we are optimistic. We are all grateful for Hal's attendance, efforts, and communication with us.

Waterford apartments, 1 Cotton Street: We are awaiting results of the hearing.

Police Captain Cerrone reported that we remain one of the safest, if not the safest, section in the city. The Captain reported our issues are mainly quality of life issues. The Captain took some credit for kicking out Grape Street. He had them closed down for a while and then worked with L&I to enforce regulations. The Captain has spoken with all bar owners regarding what will not be tolerated.

He reports Mad River has had no problems to date and the owner has been cooperative with the Police.

Captain Cerrone reported homicides across the city were down 15% and in the most violent areas down 27%. However, he reported burglaries are up as the economy goes down. Some residents have been lapse demonstrating a false sense of security. Thieves have walked into open houses or stolen from unlocked cars. He recommended alarm systems for those who can afford them. He also urged us to step up efforts to reduce crime. When not using a GPS lock it away and take down the supports and any traces left behind.

Question and answers followed. It turns out most of the rowdies arrested are college students. When that happens the landlord and the college are both informed.

The Fifth District is being expanded to cover Fairmount Park from Northwestern Ave. to Wissahickon, west of the creek.

Abandoned homes were also discussed. We were encourage to contact L&I to them so they could be boarded up to discourage trespassers. Officer Kline reported abandoned homes have been troublesome as thieves use them as gathering places. Please call Officer Kline as well to report abandoned homes.

The meeting adjourned at 9:00.

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

<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

February 4 - MNC meeting, 7:30 pm at Mugshots, 110 Cotton Street

February 11 - Sustainable Manayunk, 6:30 pm Mugshots, 110 Cotton Street

February 26 - The Schuylkill River Trail, 6:00 pm - 8:00 pm at the Academy of Natural Sciences, RSVP Requested: rwall@ansp.org

March 4 - MNC meeting, 7:30 pm at Mugshots

March 16 - Precious Places (The Manayunk Canal) World Premiere, 7pm at the International House, 3701 Chestnut Street. The program is free and open to the public.

MNC BOARD

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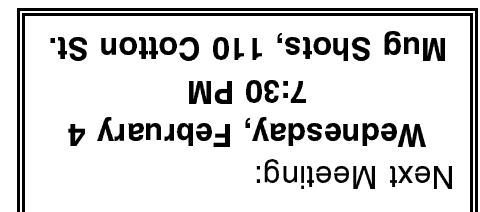
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www.manayunkcouncil.org

Stay informed of current events by joining the MNC email list: www.manayunkcouncil.org/email.html

Contact us at mail@manayunkcouncil.org if you would like to receive the newsletter by email.

Otherwise

Please Read and Pass along to Your Neighbor



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