

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of November 19, 2024

The DRC meeting was held via Zoom

Members Present

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| ✓ Larry McEwen, Co-chair | ✓ Sam Filippi, Business Association |
| ✓ John Landis, Co-chair | Matt Rutt, Parking Foundation |
| ✓ Chris Linn, LUPZC | , Streetscape Committee |
| ✓ Steve Gendler, LUPZC | Matt Rutt, VP Physical |
| ✓ Patricia Cove, HDAC | Laura Lucas, President CHCA (ex-officio) |

Others Attending

Kevin Hamill, President Wissahickon Skating Club
Toby True, attorney for Skating Club
Kevin Dowell, architect for Skating Club
Sean Whalen, attorney for Skating Club
Rhett Chiliberti, Project Engineer for Skating Club
Jon Buchter
Gabrielle Buchter
Louis DeLuca
Tyler Britten, CH Forward
Courtney O'Neill, CH BID
Tony Banks, CHCA board member
Camille Peluso, LUPZC and Board Member
Lori Salgonicoff, CH Conservancy Executive Director
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:02 pm. Intros were made and the process was briefly explained. This is the initial meeting for the Skating Club.

Wissahickon Skating Club 550 W Willow Grove Ave

•Presentation: The presentation for 550 W Willow Grove was begun by Sean Whalen. The Skating Club is around 75 years old. It is located on a 109,000 sq ft lot and is across the street from the SCH theater that was recently presented to the community. There is parking on 3 sides of the building. The project has 2 parts: the addition of enlarged locker rooms on the rear of the club and the creation of a deck off a mezzanine on the Cherokee Street side with an exit stair from the deck to the parking area. Photos of the existing site and building were shown. There is approximately 1400 sq ft of steep slope on the site. The exit drive will also be moved. There is an insufficient side yard, which should be 15'. One house can see the skating club. Twelve notifications will be sent out. Kevin Dowell continued with project details. The balcony will be located in an area with mechanical equipment. There will be framing for the new floor and will have a railing. It will have a retractable canopy. This will not be a principal entrance. The stairs allow emergency exiting. The locker rooms will be across the rear of

the building and will add 1927 sq ft. The roof of the locker rooms will be enclosed in chain link to protect the mechanical.

- Committee Comments/Questions: Patricia Cove asked about the purpose of the balcony. It will be an outdoor space for the mezzanine. L McEwen asked about the noise for the mechanicals. There will be very little noise as there will only be a single unit; the equipment will be screened. Rhett Chiliberti, the engineer, spoke about the steep slope. The slope that will be disturbed is man-made. It is about 1500 sq ft in area. The treatment of the slope needs to be documented. Steve Gendler asked about the distance between the school and skating club. There is a path and grassed area. A section needs to be shown documenting the relationship between the skating club and the SCH building. John Landis suggested that the slope by the new stairs needs to be stabilized. There needs to be a wall of about 1-2' and a handrail. Sam Filippi asked about water from the Zamboni. This needs to be investigated and shown. There will be drainage under the driveway and piping for ice. This will go to Springfield or Valley Green.

- Presentation (continued): The locker rooms will add 828 sq ft. The HVAC unit will be 6 tons. This should be screened. The dB for the unit should be established and it should probably be screened for noise. L McEwen noted the property line should be reviewed with SCH and an agreement should be created. The agreement is under development. P Cove asked about a lighting plan. There should be one for the terrace and stairs, especially for safety. The light should be kept in the project. It will be dark sky. There is currently lighting in the parking lot. P Cove was also concerned about the color of the lighting. There will be new signage to replace the old. It should relate to the school's signage. There will be no internally lighted signs. The terrace will have a blue canopy with a grey steel frame. There will be low level lighting for the terrace. It was asked that a lighting plan be available for the LUPZC meeting.

- Committee/Community Comments/Questions: No neighbor comments were made.

- Committee Action: The updates should be seen by the committees. The project could be seen by LUPZC. The issues to be explained include fixing current runoff problems, clarifying steep slope work and the retaining wall. J Landis suggested the clarifications could be submitted in writing. The Committees should be bypassed and the project go straight to the Board. L McEwen noted that the Board meeting was in 2 days and that community notification has not been done. The project is not scheduled until March, so the project can be reviewed in January (no Board meeting in December). An additional item to be produced was a draft agreement with the school. The project can next be reviewed in the first week in January, then to the DRC and Board. The list of needed information was summarized: acoustic/visuals with HVAC, Color scheme, lighting plan, letter from school and community contact letters verified. J Landis proposed a procedural motion. The committee moved that the committee request be fulfilled. The project should appear at the January DRC as the RCO meeting. He also included a detail of the retaining wall, a 3-D of the corner of the building, and a more detailed (with color) elevation be shown. The motion was approved unanimously.

Committee Business

- Minutes Approval: It was moved that the September minutes be approved. The motion was seconded. It was suggested that the wording of the minutes about the new RCO be worked on. The minutes were approved with one abstention and the remainder of the committee voting for.

- **Germantown Avenue Overlay:** This topic should be reviewed at the next meeting when Matt Rutt can attend. The Planning Commission did not approve the overlay and did not provide feedback. Cindy Bass expressed general approval for the overlay. The committee needs guidance for pursuing this topic. The committee needs to see the Planning Commission letter and should reach out to Ian Hegarty. S Gendler noted the Planning Commission has been changing and has no staff. Should this be an NCA or simply an overlay.
- **Cherokee Street Bridge:** P Cove noted that the Conservancy and CHCA have sent a letter regarding the bridge including details, lights, and quality of construction. Chestnut Hill needs a written response to its concerns.

Adjournment

- The meeting was adjourned at 8:13 PM.