

Spruce Hill Community Association (SHCA) Board Meeting

September 11, 2018, 7:30 pm
257 South 45th Street

Board Attendance

Present: Bush, Julie; Calkins, Monica; Carr, Tyree; Guffanti, Richard; Hamerman-Brown, Sylvia; Johnstone, Evan; Line, Laura; Moore, Richard; Nally, Joe; Potter, Jon; Rosof, Libby; Santoro, Eric; Bosse, Alexa; Waiters, Jackie; Medley Leslie; Lewis-McGarvey, Vicki; Liu, Roseann

Absent: Barry Grossbach; Santoro, Craig; Gong, Bo; Nelson, Elaine; Steif, Kenneth; Richman, Andrew; Alvarez, Veronica

Guests: Fonorow, Monica; McGettigan, Mary; Patterson, Sam (Ironstone); Eisenstein, Andrew (Ironstone); Agnihotri, Saurabh

Minutes

Guest Speaker: Andrew Eisenstein (Founding Partner, Ironstone)

- Andrew Eisenstein provided a timeline and overview of Ironstone's proposal for 4601 Market Street
- A Request for Qualifications (RFQ) was issued in 2017, and 30 groups toured the space last year
- Ironstone decided that the space was most suitable for institutional tenants, and partnered on a bid with Public Health Management (PHM) Corporation for a Public Health Campus proposal
- Three finalists (including Ironstone) submitted proposals with details on timeframe and planning
- Ironstone believes the site should be substantially commercial due to the layout, location, and size
- Centerpieces will be a CHOP outpatient mental-health space for children which will occupy the main building, along with Community Umbrella Association (CUA) which operates with the Department of Human Services.
- PHM Services will include:
 - Social workers who make home visits and have office hours
 - Federally qualified healthcare center (medical and dental)
 - Overnight program for women, with 20-30 bed capacity
- The campus is expected to be open and operating 24 hours/day
- Retail amenities will be included at the 46th & Market corner, to include a lawn with porch similar to the Porch at 30th Street to accommodate some of the 500+ employees expected at the site
- Ironstone would like to engage the community in their "social-minded redevelopment" plan, and the city has asked what Ironstone can do to help appeal to the community with public improvements

Questions for Ironstone

1. **Physical Accessibility?** The SW corner is at grade (at back of bldg.) for parking, and there will be a large ramp extending from north side of building plus ability to enter building at grade. In addition, the Ironstone plans to soften the feel of the building with lighting and an inviting container park
2. **Tenants?** CHOP and PHM to occupy approximately 60% of space, plus a large format daycare center (~120 children) and Kismet co-working may also use space
3. **Andrew Eisenstein noted that the powerhouse is not savable due to a tilting chimney**
4. **Parameters for Future Development?** The building is not on a national or local historic register, but Ironstone plans to apply for an historic tax credit. In addition, there is a lot of land at the back of the building, and Ironstone is meeting with the Horticultural Society regarding pop-up gardens. The goal is to make the land more playful and accessible.

Questions for Ironstone (continued)

5. **Security?** Ironstone has experience running a number of building with 24-hour security, and expect to run 4601 Market much like these properties. They believe “activating the site” increases security
6. **Bill of Sale Completion?** The agreement is contingent upon an ordinance being introduced, and it has not yet been introduced
7. **Plans and Timeline?** Ironstone is a month away from showing plans. They are currently talking with CHOP and PHMC about which space they want to occupy. Selected space will depend on client need.
8. **Lighting in Surrounding Area?** A. Eisenstein noted that they have experience working with the city, and they will work on subway lighting around and under elevated tracks
9. **Meetings with Other Neighborhood Groups?** Ironstone has met with or will meet with Garden Court, Powelton, Cedar Park, etc.
10. **Possible Full-service YMCA with Pool?** Ironstone has discussed this with the YMCA org, and the Y will need \$50 million to develop a facility, and they have asked for help raising these funds
11. **Clock Tower Renovation?**
The clock itself is not fixed, though money has been spent to work on the cupola. The clock is on Ironstone’s list to restore, and Andrew Eisenstein says “we can do it”, and “we’ll get it working”
12. **\$50 million Already Spent by Taxpayers?** Ironstone expects that renovations will total ~ \$80 million
13. **How Much More Taxpayer Money Will be Spent?** Andrew Eisenstein asserted that no more taxpayer money will be spent, as stated in the Ironstone proposal. As an example, he offered their work on the Women’s Health College building. He noted that the city’s renovation has set them up well for re-use. Ironstone also plans to apply for a place on the National Register
14. **Comment Re: Disappointment that chimney is coming down since it is the oldest, most eligible building for historic designation. Ironstone was asked to please reconsider**
Andrew Eisenstein replied that the site was under 10 feet of water...
15. **Ordinance Push-back?** City ordinance is required. Local council people are meant to introduce the ordinance. Janie Blackwell has asked Ironstone to speak with and work with the previous developer, and Ironstone is optimistic that it will all work out.

Announcements

- Citizen Planning Institute application period is open until midnight on September 11
- PennPraxis just produced a Neighborhood Preservation Toolkit, and will be released on September 20, 2018. Download toolkit [here](#)
- Mayor’s Historic Task Force Meeting is scheduled for September 20, 2018

SHCA Board Executive Committee Updates (Monica Calkins)

- \$300 contribution to PIC was approved
- The Board would like to generate more involvement in committees
- A chair for the Block Improvement Committee is needed

Operations

- Looking to put together a more active Operations Committee with improvements throughout the building, beginning with an inspection to be scheduled

Annual Meeting/Nominations for Board (Monica Calkins)

- The election will be held in November 2018
- Board members are asked to submit names

Holiday Open House for SHCA (Monica Calkins)

- The idea is to combine a book sale with the open house to encourage more community involvement

Engagement Committee (Vicki Lewis-McGarvey/Roseanne Liu)

- Roseann Liu is new to the committee, and will join Vicki Lewis-McGarvey
- This committee will take over the book sale

Zoning Meeting

- The next meeting will be held September 17, 2018, at which two properties will be discussed

PAS Play space (Julie Bush/Laura Line)

- Julie Bush and Laura Line presented plans for the space, and the process for designing the spaces
- PAS 3rd through 6th graders were involved, with 3rd graders taking it on as a project. Some of the students' complaints were that the current space is: muddy, boring, and in need of more equipment
- Julie's firm found equipment online that matched student drawings'
- Early Action Project:
 1. Habitat Learning Landscapes with bird feeders and magnifying glasses
 2. Creative Community Day to decorate fence
 3. Seating at playground or field-side
- Improvements to Playground:
 1. Keep existing wall and equipment
 2. Place classroom near garden area
 3. Add a raingarden with better soil and more sand
 4. Artificial turf
- Fall Action Project: Late October/early November. Project is mostly funded, with \$20,000 of \$25,000 raised
- The full project will be \$2 million. Penn is on board, and will project manage along with a steering committee

Bird Sanctuary (Julie Bush)

- Lost and gained a volunteer
- More seed needed
- Bulletin board to be re-installed

Business (Jon Potter)

- New businesses include Loco Pez and the Trolley Car Café (Portal dedication on Sept. 27). Both businesses would welcome/encourage community group bookings

Crosstown Coalition (Eric Santoro/Monica Calkins)

- Upcoming meeting to be attended by Eric, Barry, or Monica

Block Improvement Committee

- Craig Santoro is nominated as Chair

Election Day

- SHCA will be a polling place