



Overbrook Farms Club Board of Directors

Meeting 1 - FY2020 Cycle

Date: July 18, 2019
Location: Overbrook Presbyterian Church, Chapel
Time: 7:00 - 8:30pm
Contact: Thaddeus Squire | 215 760 1634 | ofcexecutivecommittee@gmail.com
Present: Denise Pettus, Ted Greenberg, Gene Chollett, Carol Hammarberg, Jazelle Jones, Heather Durkee, Thaddeus Squire, Randy Roach, Mike Doyle

AGENDA

1. Call to Order

Thaddeus called the meeting to order at 7:15pm.

2. Consent Agenda

- a. Approval of Minutes for April 18, 2019
- b. Approval of Agenda for July 18, 2019

The agenda and minutes were reviewed, Gene moved to approve both agenda and minutes from April 18, Randy seconded the motion and it carried unanimously.

3. Discussion Agenda

- a. Overbrook School for the Blind: Final Resolution & Communication

Thaddeus reviewed the final resolution as to zoning and use for the Overbrook School for the Blind's (OSB) property at 6398 Woodbine, which included OFC supporting an inclusion process for the property into the OSB's campus as a condition of supporting a group home variance for the property. This solution would differentiate this case sufficiently from past cases, as well as provide greater assurance that the variance would be vacated, should OSB ever subdivide the property. Gene moved to approve this resolution and communicate it to the community. Mike seconded the motion and it carried unanimously.

- b. 63rd Street Development: Next Steps & OFC Requests

The feedback from the community meeting concerning 2079-97 North 63rd Street, held on June 20, 2019, was reviewed and discussed with the purpose of determining prioritization and a formal response to the City Planning Commission Design Review Committee. Based on the notes from the meeting, the board decided that OFC would prioritize the following items in its response, which Thaddeus would write and submit by the Planning Commission's deadline:

- 1. Use and Market - Concerns over the design evidence of being predominantly focused on the student housing market; the community does not desire more student housing, nor is this cohere with SJU's student housing strategy.*
- 2. Parking - Parking is already a problem on 63rd Street, more parking is needed than the development projects.*
- 3. Massing - The building is out of scale for the storefront row on 63rd. A two-story street level front with a tower in back would be a better approach; OFC would support zoning variance for this design feature.*
- 4. Commercial Space Use - OFC desires input into the type of tenant for the commercial spaces, including consideration for existing corridor businesses to upgrade their spaces, credit and cost considered.*

c. DCED Proposal - Partnership with OWN

Thaddeus reported that a proposal was under way to partner with OWN on some grant funding to start up a CDC that would service Overbrook Farms and Overbrook West, with a focus on the 63rd Street and Lancaster corridor. No board action is required at this time. More information and details would be shared at future board meetings.

d. Historic Designation: Next Steps & Timeline

Thaddeus gave an overview of the next steps in the historic designation process, which would entail (1) a public information campaign to precede the Historical Commission's statutory notice, as well as two public information sessions, co-facilitated by with the Preservation Alliance for Greater Philadelphia. Thaddeus would schedule and coordinate, as well as draft the notice letter and a set of FAQs; and Gene agreed to assist with getting the mailing out.

e. Potential Act 135 Petition

This matter was tabled for the next meeting.

f. Events Committee & Leadership

This matter was tabled for the next meeting.

g. Membership Campaign & Communications Update

This matter was tabled for the next meeting.

4. Adjourn

Thaddeus adjourned the meeting at 8:30pm.