



A Place Where
Neighbors Meet

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April 21, 2017

Honorable Curtis Jones, Councilman
City Hall, Room 404
Philadelphia, PA 19107-3290

RE: **Position of North Light Community Center regarding the redevelopment of the St. Mary of the Assumption Church property (the "Property").**

Dear Councilman Jones,

Thank you for hosting the meeting on Monday and for your continued efforts to bridge the divide between the interest holders regarding redevelopment of the Property.

Please note that the Community Center and Manayunk Neighborhood Council are united in our position which is derived from the vast majority of individual community members, whom you have heard from directly.

We divide our position along the major themes discussed on Monday:

1. Parking. Regarding parking for the Community Center, the Center will accept 20 dedicated parking spots within a reasonable distance from the center for its sole use on a perpetual basis. We also request consideration of 20 additional spaces for community parking by paid permit or some other mechanism.

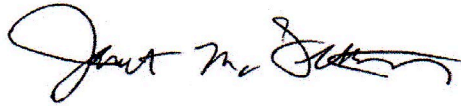
2. Density. The density issue is important to avoid a failing community. We are in agreement and believe it is reasonable that reuse of the historic buildings would be as multi-family, but that any new construction should respect the current zoning and be developed as single family homes in a reasonable attempt to balance the need for a viable community with the desire for new development.

3. Traffic. As we have heard, the traffic problem is the most difficult to solve. However, we believe that not contributing to the problem is the clear first step. We hear the Developer's intentions to promote car-sharing, bicycles, and other methods to lessen the likelihood of adding 100 plus more cars to our crowded streets. However, we are not optimistic that this scenario is realistic based on our experience and corroborated by the automobile commuting patterns from the U. S. census that were distributed at our meeting this past Monday. More importantly, we ask that you continue to work with the Streets Department and the community to analyze the current street directions and traffic patterns in order to effect changes that will provide some relief from the current automobile congestion in the community.

Finally, we are united with our neighbors in requesting that the Property go through the standard zoning variance process. Community input and consideration is a critical component to civic acceptance of such a major change in the neighborhood.

We stand ready to address any questions that you may have. We reserve all rights and claims. This letter is provided with best intentions for good faith settlement purposes. It is without prejudice or admission, of course.

Sincerely,



Janet Fetkewicz, President, Board of Directors

Irene A. Madrak, Executive Director

cc: Jack Bienenfeld
Liam Y. Braber, Esq.