

Manayunk Neighborhood Council, PO Box 4667, Philadelphia, PA 19127

www.ManayunkCouncil.org 215-487-2125



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The Honorable Curtis Jones, Jr.
Cith Council
Room 404, City Hall
Philadelphia, PA 19107

October 22, 2014

Dear Councilman Jones,

It is my understanding that you recently (VIPAC Ribbon Cutting) spoke with Joe Bergan regarding the parking lot at 147 Gay Street.

During that conversation you agreed that the lot would not be sold at this time. You also agreed to meet with Joe, MNC, and neighbors to discuss how the parking use of the lot at 147 Gay could be preserved and formalized.

This area around 147 Gay Street represents one of the most dense, if not the most dense, areas in Manayunk. Parking difficulties, from the high density, are exacerbated by the street configuration where the majority of streets have parking on only one side or no parking at all.

Furthermore, formal and informal private parking has disappeared or can be counted on to disappear in the next few years.

In this climate it is utmost important to plan very carefully to retain and attract resident homeowners.

According to a approximate review of the streets between Green Lane and Cotton Street (exclusive) there is about 2000 feet of roadway and 310 houses. If you allow 18 feet per parking space (110 parking spaces), there is only 1/3 of a parking space per house. Please see the attached map.

Over and above the on-street parking there were, last year, about 100 private formal and informal spaces (informal spaces are spaces in the St. Mary's and St. Lucy's parking lots that the church allowed some residents to use). This extra parking approximately doubles the available spaces in the area.

Over the last year 40 of those spaces have been sold for residential redevelopment. The remaining 60 spaces are the 30 (to 35) spaces in 147 Gay and about 30 spaces in St. Mary's (108 spaces total between Connaroe and Carson but not all available to neighbors). All 60 of those spaces are under threat. 147 Gay due to bill 140133 and all of St. Mary's as the church has been closed and the church plans to sell the property.

There is also competition, for spots, day and night, with Main Street, which has just lost another 30 spaces as the garage at 4304 Cresson is being redeveloped into 18 apartments with no parking.

For all of these reasons we believe the lot at 147 Gay needs to be preserved and, in fact, additional parking identified. In addition, the parking conditions and requirements of the neighborhood should be studied and determined in order to inform future development decisions. We, and the neighbors, look forward to meeting with you about this important issue.

Thank You,

Kevin Smith
President

CC: Mayor Michael Nutter
Joe Bergan
Hal Schirmer, Esq.

