



# the council crier

## The Ivy Ridge Trail

The Ivy Ridge Trail is Manayunk's new trail project running from the train station of the same name to the Manayunk Bridge. It will cross the bridge and merge with the Cynwyd Trail in Lower Merion.

A few key members of the project met June 24. Organization founder and leader, Chris Kingsley led the meeting hosted by D4 Creative, 4646 Umbria St. He described the June 14 cleanup and kickoff for the trail, noting that Ridge Park Civic, the American Cities Foundation and Councilman Jones' office made this extremely successful. The trail from D4 (Ripka) over Leverington to Krams was cleared, and

a path was cut to the Manayunk Bridge to keep the trail open.

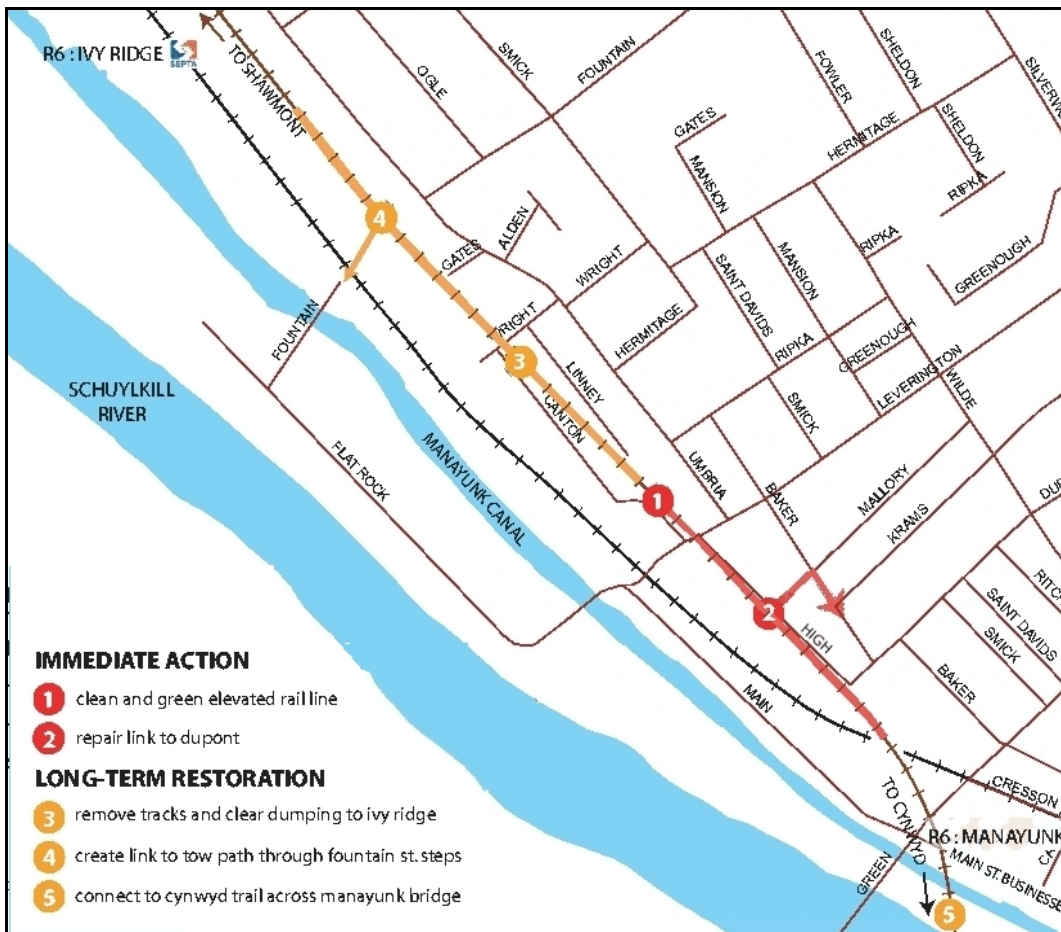
The next steps, aside from trail clearing, will focus on advocacy and planning rather than physical improvements. Little support can be allocated to the project without the City assuming responsibility for the trail and reaching an agreement with SEPTA, owners of the property. SEPTA is contracting to remove the remaining rails out to Ivy Ridge. Their time line is uncertain.

State Rep. Kathy Manderino helped SEPTA secure \$75,000 to fund for Lower Merion for a feasibility

study to bring the Cynwyd Trail across the Manayunk Bridge. Outreach efforts will be made to get City Officials involved in the project. In addition, a meeting with Bob Thomas (Campbell & Thomas Architects) is being planned for July. Mr. Thomas is extensively involved in bicycle planning and trail design in Montgomery County and Philadelphia, including the Schuylkill River Trail.

Banners and fliers will be forthcoming and outreach to other groups is ongoing. Cleanups will continue with a bigger event to be scheduled in September. For more information or to join the group contact Chris Kingsley at 610/812-8931 or email [chris\(@\)ivyridgetrail.org](mailto:chris(@)ivyridgetrail.org). The website is:

<http://www.ivyridgetrail.org>



Ivy Ridge Trail

Chris Kingsley

## ZONING

**106-110 Grape** - In May, MNC voted to support this 4-story commercial building with the top floor set back so the building would appear only three stories high. Approval included demolition of a building. That is not allowed in the Main Street Historic District. Historic buildings are precious in our community, however, this was a compromise due to the overall improvement of the block. The Architectural Committee of the Historical Commission denied approval based on the demolition.

**132-134 Gay Street** - This 3-house project was approved by the Zoning Board with minor modifications. MNC had opposed three homes, instead suggesting two homes could be built.

**4328 Dexter** - Two homes are being built at Dexter and Grape. Permits were issued by right-No zoning hearing. A neighbor appealed the permits. MNC and CRCA sought to intervene in the case. The neighbor settled and the period to appeal the permit may have expired. We are not sure of the state of the case. By our reckoning, the permits were issued erroneously. The lot size, setbacks and off-street parking do not appear to meet R10-A zoning requirements.

**228 Hermitage** - The applicants have withdrawn.

**227 Krams** - This proposal for 33 apartments is still awaiting a decision. The developer has been granted extra time to do a traffic study.

**2 Rector/Bourbon Blue** - Councilman Jones rushed bill 080540 through the last session of city council, over the objections of MNC. The bill allows Bourbon Blue to build a deck over part of the towpath. Despite assurances, from the Councilman, at the last minute (everything was at the last minute), no community safeguards were included in the bill. MNC was asking that the deck be closed at midnight, have seated service only, and have a maximum of 40 seats.

The councilman suggested that maybe we can get limits imposed at zoning. It is ironic that the bill, allowing the deck, was introduced (and passed) shortly after Bourbon Blue passed out their flyers for their new 2 AM DJ, drink specials, no cover, prizes and give-aways. It's a party on the canal!

The deck does conform to the *Manayunk Canal Towpath Design Guidelines* crafted by MNC and Manayunk Development Corporation in 2005.

### EXHIBIT "1" - TERMS FOR PROPOSED AIR RIGHTS LICENSE AGREEMENT

1. Licensor: City of Philadelphia/Fairmount Park Commission

Licensee: Main Street Properties, LP

2. Property Address: Bourbon Blue, 2 Rector Street in Manayunk. Location of Deck to be located above the Manayunk canal towpath.

3. Size of Deck: Approximate 410 square foot deck.

4. Commencement Date: The earlier of the opening of the deck or April 1, 2009.

5. Initial Term: 5 years

6. Renewal Options: Two (2) renewal periods of five (5) years each. Periods: Each option will be exercised on the mutual agreement of all three parties (Licensee, Property Owner and Business Owner).

7. Base License Fee: \$20.00 per square foot for year one with annual percentage increases based upon the Philadelphia Area Consumer Price Index (CPI). License Fee may be paid on an annual basis (12 months).

8. Renewal Option License Years 6-10; The higher of \$23.00 per square foot or Fees: the CPI adjusted rent from year 5, with annual percentage increases based upon CPI.

Years 11-15; The higher of \$27.00 per square foot or the CPI adjusted rent from year 10, with annual percentage increases based upon CPI.

9. Bond For Demolition: Main Street Properties, LP to obtain a Bond in the amount of the cost of the deck demolition currently estimated to be \$7,500.00.

10. Termination: Property owner reserves the right to terminate the Air Rights License Agreement at any time with three months written notice to Fairmount Park. License payments will cease once the deck structure has been removed.

11. Maintenance: Property owner will maintain the deck in good order, condition and repair. Property owner will maintain, repair or replace any section of the deck as needed. Property owner is responsible to remove trash and litter daily on the towpath that is a result of use of the deck.

12. Assignment: Property Owner may assign or sublicense the air rights upon Fairmount Park's prior written consent; such consent shall not be unreasonably withheld, conditioned or delayed except that any assignment or sublicense shall not result in a substantial change of use of the deck.

13. Existing Stairs: Existing stairs at the north side of Rector Street will be demolished and replaced by similar stairs on the south side at the sole cost and expense of Main Street Properties, LP.

14. Use Restrictions: No amplified or live music, commercial banners, visual clutter, tenting, roof structures and/or cooking will be allowed on the deck.

15. Applicable Laws: Construction and use of the deck will be subject to all applicable laws and execution of the final license agreement will be subject to approval of the agreement by Philadelphia City Council and the Law Department.

### Shawmont Train Station

Historic certification of the Shawmont Train Station is under review by the Historical Commission's Committee on Historical Nomination. MNC submitted a letter in support. A motion to support this was carried by a unanimous vote at our June 4, 2008 meeting. The Shawmont Station is reputed to be the nation's oldest existing suburban passenger rail station in the United States. It is certainly the oldest in our community. People are needed to show support at the Public Formal Meeting on July 11, at 9 AM in Room 10-029, 1515 Arch St., Phila. (also known as One Parkway).

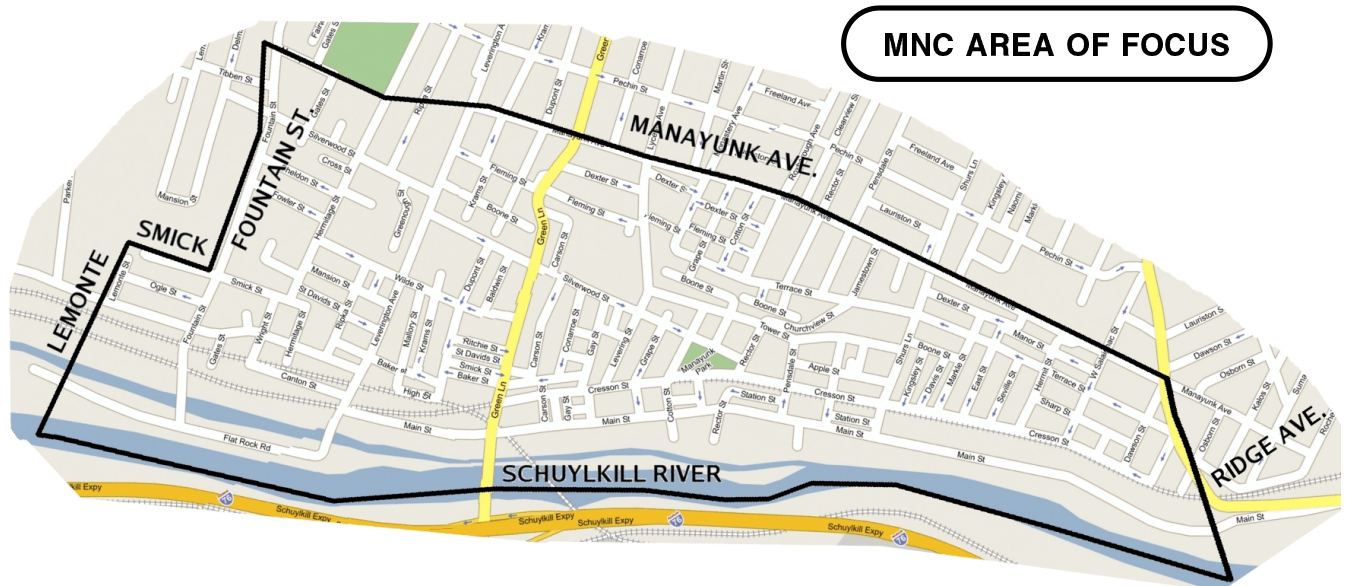
## MEMBERSHIP

Membership is open to residents of the 21st Ward of Philadelphia who are at least 18 years of age. The 21<sup>st</sup> Ward encompasses all of Roxborough and Manayunk.

The minutes will be distributed at the July 2 meeting.

### MNC BOUNDARIES (per bylaws of 1999)

- a. The territory of representation of the Council shall be the boundary as defined by the 21st Ward of Philadelphia. The territory of representation will be designated for the purpose of membership, community outreach, and mutual support.
- b. The territory of focus, will be the boundaries as defined by the Schuylkill River to the West, Ridge Avenue to the South, Manayunk Avenue to the East, and Fountain Street to Smick Street then LaMonte Street to the North. The territory of focus will be designated for the purpose of defining a core location for projects, actions, and responsibilities.
- c. The Council may work on projects solely, in conjunction with, or forward them to other civic groups or organizations within the representation or focus territory as decided by the Executive Board, general, or special meetings.



**MNC AREA OF FOCUS**

MANAYUNK NEIGHBORHOOD COUNCIL MEMBERSHIP FORM January 1, 2008 to December 31, 2008		
<input type="checkbox"/> \$5 Student/Senior	<input type="checkbox"/> \$15 Household	<input type="checkbox"/> \$100 Patron
<input type="checkbox"/> \$10 Individual	<input type="checkbox"/> \$50 Business or Supporter	\$ _____ Other
Name:		Phone:
Address:		Email:
City, State, Zip:		Date:
Signature:		

Please make check payable to Manayunk Neighborhood Council & mail to PO Box 4667, Philadelphia, PA 19127

**Events**

**June 28, 29** - Manayunk Arts Festival,  
Saturday and Sunday

**September 6** - Red Bull Soap Box Derby

**MNC BOARD**

Kevin Smith, President	Rob Lamendola, Sgt/Arms
John Hunter, Vice Pres.	Susan Shimp Trustee
Mark Turtle, Treasurer	Charlie Hewins, Trustee
Keith Newman, Rec. Sec.	Erica Orsulak, Trustee
Jane Glenn, Corres. Sec.	Hilary Langer, Trustee

**215-482-5528 - mail@manayunkcouncil.org**  
**www.manayunkcouncil.org**

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thank you for your

**CLEAN  
SAFE  
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our neighborhood

**HISTORIC  
MANAYUNK**

Manayunk Neighborhood Council  
www.manayunkcouncil.org

Next Meeting:  
**Wednesday, July 2**  
7:30 PM  
Venice Island Rec Center

PO BOX 4667, PHILADELPHIA, PA 19127

