

Dear members of Wayne Presbyterian Church,

During the past year, our church has been exploring options for the best use of its parking lot property. The large lot represents both a valuable asset and a stormwater liability. After much evaluation and discussion with developers, engineers, and officials, the Administration Committee recently presented to Session a significant development opportunity. At its November meeting, the Session voted to support the proposed project substantially as presented, subject to further discussion, and to hold a town hall meeting to discuss the project with church members.

### **Background**

The church owns the .75-acre parking lot located behind its buildings. Located in the heart of Wayne, the property has become a very valuable real estate parcel. Some may consider a parking lot not the “highest and best use” of the property. The church currently shares parking lot revenue 50-50 with the township, generating less than \$40,000 per year in net proceeds. The lot is also a stormwater liability, causing an increasing amount of damage to church buildings and contributing to Radnor Township’s stormwater issues. And the parking lot does not present an attractive, convenient, or welcoming approach to a main entrance to our church buildings. The Administration Committee sought to address these issues and opportunities through potential commercial development of the property.

### **Proposal**

After considering potential development partners, the Administration Committee selected a proposal from Radnor Property Group (RPG) to present to Session for review. RPG is a local real estate development firm with extensive experience with non-profits in developing successful development projects including multi-family communities. The firm proposed a four-story, 54-unit apartment building built over three levels of parking, which would replace our current 84 parking spaces and add an additional 93 spaces for the apartment residents, for a total of 177 parking spaces.

### **Benefit Summary**

The project will provide the following benefits:

- Significantly increase annual parking revenue

- Additional revenue through a 99-year ground lease
- Reduce stormwater damage through underground drainage system
- Improve the approach to rear church entrance
- Replace the failing boiler and remove unsightly boiler room

### **Current Status**

This proposed project is now in discussion phase within the church, with the developer, and with the township. Session granted provisional approval of the project to facilitate informal feedback from the township. None of the three parties – WPC, RPG, or the township – has anything to approve or vote on until much more work is done and critical elements of the proposal are finalized. Final approval is subject to congregational vote.

We will hold a town hall meeting for WPC members on January 9, 2022, for RPG to present details of the proposed project and address questions and concerns. We will also post additional information on the WPC website. Concurrently, RPG is bringing the proposal to Radnor Township for review and feedback, and local elected officials are sharing the proposal with constituents.

This is an important period of exploration and discussion, and we look forward to engaging the congregation in the process. Please contact me with any immediate questions.

Sincerely,

[Doug McBrearty](#)

WPC Administration Committee, Chair

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