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December 14, 2012

Debra Wolf Goldstein, Esq



Dear Ms. Wolf Goldstein,

This correspondence is in response to your email to Andrew McGinley dated November 28, 2012 regarding a request for additional information related to the proposed transfer of park land to Temple University for the construction of a boat house.

At this time we would like to reiterate that the East Park Canoe House is not suitable for redevelopment as a boat house for Temple University's use. As stated in our alternatives analysis, at present, the EPCH cannot meet the university's needs due to regulatory matters and the building's size.

According to the *East Park Canoe House Assessment of Existing Building Conditions*, prepared for the City in 2008, the building is a total of 9,000 square feet, of which the university previously leased 2,000 sq. ft. Temple has proposed the construction of an approximately 23,000 sq. ft. facility because our teams require this amount of space. Since the 1990's we have seen an explosion of enthusiasm for the sport of rowing at Temple, and as such our teams have grown greatly. As an example, the women's team has doubled in size from 2010 to 2012. Because of this, the EPCH cannot house our teams without a substantial addition to the facility.

Constructing an addition to the EPCH is not optimal for many reasons. As you know, the building's historic designation will greatly limit the university's options for renovating the structure. Additionally, it is likely that making the building large enough to accommodate Temple's rowing program would be more than de minimus expansion as allowed in the Open Space Protection Ordinance—thus still requiring Temple to fulfill the substitute land requirement.

While the EPCH is not usable by the public at this time, the building is designed to be a public facility and previously housed the crew teams of area high schools. If Temple were to move in to this structure it would be need to be the sole tenant because of space constraints—greatly altering the historic use of the EPCH. With Temple's support this facility can be brought back to life and welcome new generations of rowers to Fairmount Park.

We have begun the process of having the site appraised in hopes of having an appraisal completed by December 16, 2012. We will keep you updated as that process moves forward.

Warmest regards,

A handwritten signature in black ink that reads "Kenneth Lawrence Jr." with a stylized flourish at the end.

Kenneth Lawrence Jr.

Senior Vice President for Government, Community, and Public Affairs