

We are pleased to announce that CNCQ and St. Charles Borromeo Seminary have negotiated a settlement agreement regarding the Upper Campus that will facilitate the Seminary's plan for financial stability while also addressing the concerns of our neighborhoods. The agreement paves the way for St. Charles Seminary to consolidate operations into its Upper Campus and grow its enrollments, both of which the community has long-supported, and drops the elements of the Seminary's Upper Campus plan that the community raised as the main issues in the Zoning Board hearings. This agreement was vigorously supported by the CNCQ membership at the members-only meeting on June 24.

You might recall that the Zoning Hearing Board (ZHB) allowed the Seminary to open its long-abandoned gate on East Wynnewood Road across from South Highland Avenue and ruled that the Seminary is exempt from the zoning requirement that it create a vegetative buffer between its Upper Campus and its neighbors in Indian Creek. CNCQ appealed these rulings to the Montgomery County Court.

In the settlement, the Seminary has agreed never to use the South Highland gate (except for emergency vehicles) and to preserve access to the Upper Campus from the existing Main entrance even if the Lower Campus is sold; to build and maintain the required vegetative buffer along the common border with neighboring houses; and to have all construction vehicles for the Upper and Lower Campuses enter and exit only from Lancaster Avenue rather than the main gate on East Wynnewood Road. In return, CNCQ has agreed to drop its appeal.

This agreement is a great success for our neighborhoods and we achieved results that we could not have obtained from the ZHB or the Township. Through negotiation, we obtained:

- The preclusion of the Seminary from ever using the South Highland gate – something the ZHB does not have the power to do
- The diversion of construction vehicles from E. Wynnewood Road – an issue not before the ZHB
- The provision of a buffer – the ZHB's ruling that the zoning laws did not apply might have precluded the Board of Commissioners from mandating a buffer in land development (similarly for the closure of the South Highland gate)

This success demonstrates that when the community joins together to protect its neighborhoods, we can achieve meaningful results. Nevertheless, even though we have come a long way, we still have a

ways to go. Critical decisions about the development of the St. Charles Seminary site are yet to be made – and they could significantly impact our community. We expect that the redevelopment of the Upper Campus will quickly proceed into the land development process. Moreover, the Seminary has yet to announce its plans for possible Lower Campus development.

Therefore, your continuing support is vital. We will need your participation in public venues, such as meetings of the Township Commissioners and the Planning Commission. And we ask you to please spread the word to your neighbors about CNCQ's efforts to protect the residents, and to encourage them to become members of CNCQ at [www.stopmakingdense.org](http://www.stopmakingdense.org). The more residents we represent and keep informed, the more the Township and developers will be responsive to our concerns.

Now, the bigger challenge of the Lower Campus looms. Please donate so that we can continue to vigorously represent your interests. We anticipate we will need to hire experts such as traffic safety engineers to help protect our neighborhoods. Finally, our legal counsel has been critical to our success and we will need representation to be effective going forward.

We believe that we can continue to put your money to excellent use. We are pleased that thus far the neighborhood has achieved its goals and that CNCQ and the Seminary have reached an accommodation that facilitates the Seminary's moving forward with consolidating its operations into a cost-effective footprint and at a profitable scale. We believe that with your continued support and donations we can maintain the pressure on decision makers in the Township so that the Seminary can move toward financial stability with due regard for the impact on our neighborhoods.

Sincerely,

The Coalition for Neighborhood Character and Quality

(a 501(c)(4) non-profit organization)

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