



CITY OF PHILADELPHIA
CITY COUNCIL

4TH COUNCIL DISTRICT
ROOM 404, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3416/17
FAX NO. (215) 686-1934

October 4, 2006

Mr. David Auspitz, Chairman
Zoning Board of Adjustment
Municipal Services Building, 11th Floor
Philadelphia, PA 19102

Re: 3 Rector Street; Cal. No.: 06-0812

Dear Chairman Auspitz:

I am writing in support of the zoning application for 3 Rector Street concerning the erection of a 5-story addition to an existing two-story structure for use as a multi-family dwelling with 22 residential units. This case is scheduled for a hearing today, Wednesday, October 4, 2006 at 2:00 p.m.

By way of brief background, this industrial/warehouse-type building has been vacant since late 1999. During that time, I am not aware of any other potential developers for this property. Switzenbaum & Associates, represented by Mr. David Waxman, began meeting with the community in February 2005. At that time, the initial proposal was for a complete demolition of the existing building and development of new residential units on the site. The community and the Historic Commission were strongly opposed to the demolition.

The developer, then, began work on a revised plan that saved the building, incorporated an overbuild concept, and provided as much parking as possible given the constraints of the building and adjacent properties. There have been numerous changes, compromises and accommodations made to this plan in an effort to address as many community concerns as possible, as well as those design issues raised by members and staff of the Historic Commission.

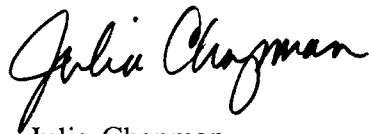
The present plan and design, which was approved by the Historic Commission, will allow for 22 residential units and 21 parking spaces. All parking is internal; thus no cars will be visible from the towpath view. The Rector Street facade and the canal-side facade are preserved. Landscaping will be provided along the towpath, and balconies on the canal side will compliment the design guidelines developed by the Manayunk Development Corporation for properties opening up onto the canal towpath.

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In conclusion, this office has supported and continues to support this proposal. Residential development will generate the least amount of traffic, and will insure "eyes and ears" on the towpath. This plan saves an historic building and insures a viable re-use of a long-vacant building.

I respectfully request your favorable review of this zoning request. Thank you for the opportunity to present the view of the 4th Council District Office on this zoning matter. If you have any questions or desire additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Julia Chapman". The signature is written in a cursive, flowing style.

Julia Chapman
Chief of Staff

cc: Mr. Kevin Smith, President, Manayunk Neighborhood Council
Mr. David Waxman, Switzenbaum & Associates, Inc.