

Manayunk Neighborhood Council, PO Box 4667, Philadelphia, PA 19127

www.ManayunkCouncil.org

215-482-5528



Kevin Smith, President
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July 24, 2007

Architectural Committee
Philadelphia Historical Commission
576 City Hall
Philadelphia, PA 19107

Re: 1 Leverington Street / Venice One

Dear Committee,

Manayunk Neighborhood Council is opposed to the proposed development for the following reasons.

1. The development is massively out of scale, creating a virtual wall 1000' long and 90' high.
2. The development creates no connection to modern or historic Manayunk. The building is foreign in scale, materials, and design.
3. The tenement style buildings, opposite the historic railroad bridge, will frame the Green Lane entrance to Manayunk.. The plastic clad block buildings will be an absurd juxtaposition with the graceful and majestic bridge.
4. The buildings will be a detriment to the character of Manayunk and Philadelphia.
5. The buildings provide no connection to the river, canal, or tow path.
6. The massive parking expanse is more like a suburban mall then an urban residence.
7. The buildings are elevated substantially above the 100 year flood level. It is our assumption that, due to the complete front to back coverage of the lot, the height is required for access by construction and emergency vehicles. As a result, the development takes on a "boxes on sticks" appearance that cannot be remedied.

Thank You,

A handwritten signature in black ink, appearing to read 'Kevin Smith', written over a white background.

Kevin Smith
President

Cc: Councilwoman Carol Campbell