



April 24, 2024

Mr. Alex M Smith  
Director of the Philadelphia Art Commission  
Art and Design Division Manager  
One Parkway, 13<sup>th</sup> Floor  
1515 Arch Street  
Philadelphia, PA 19102

RE: Concept Review Submission  
Vehicular and Pedestrian Bridges  
4432, 4436-42, 4400R and 4436R Main Street, Philadelphia, PA (collectively, the “Properties”)

Dear Mr. Smith,

This firm represents Rock Venice, LLC (“Owner”), the owner of the property located at 4432, 4436-42, 4400R and 4436R Main Street, Philadelphia, PA (collectively, the “Properties”). We are pleased to submit two (2) bridges proposed to span the Manayunk Canal in connection with Owner’s planned redevelopment of the Properties for Concept Review by the Philadelphia Art Commission.

Overall, the development proposed at the Properties consists of two four-story residential buildings over parking at grade with a total 181-residential units located on Venice Island and a two-story mixed-use commercial building on Main Street (the “Project”). This building has retail space and a residential entrance on the ground floor. The second floor includes a leasing office, mail room, and a package room serving the residential buildings on Venice Island. To gain access to the residential development on Venice Island, the existing one-lane bridge spanning the Manayunk Canal will be demolished and replaced with a new two-lane vehicular bridge with pedestrian walkway. An elevated pedestrian bridge will also span the Manayunk Canal and link the mixed-use building on Main Street to the second floor of the larger residential building located on Venice Island. A second pedestrian bridge is also proposed internal to the site on Venice Island. This pedestrian bridge will connect the two residential buildings over ground floor parking providing the smaller building a means of egress from Venice Island via the elevated pedestrian bridge connected to the second floor of the larger residential building in the event of a flood.

To date, the Project completed Civic Design Review in February 2023 and was approved by the Philadelphia Historical Commission in August 2023. The Project is currently in the process of obtaining approvals with Pennsylvania Department of Environmental Protection and Army Corps of Engineers following Pennsylvania Historical and Museum Commission Review and Pennsylvania Natural Diversity Inventory Clearances.

The goal of this proposal is to present the design of the vehicular and elevated pedestrian bridges to the Art Commission for Concept Review as we prepare to have an Encroachment Ordinance introduced for these bridges proposed over the Manayunk Canal.

The proposed vehicular bridge with pedestrian walkway will be a precast double box culvert which connects existing grade at the gravel path on the North side of the Canal and cross the Manayunk Canal connecting to the existing grade at the former towpath/ railroad easement on the South side of the

Manayunk Canal. It is located approximately 20'-9" West of the eastern corner of 4432 Main Street at the right-of-way of Main Street and extends approximately 34'-8" in width to the West. The vehicular bridge is located approximately five-feet west of the existing one-way 14'-0" wide bridge. This bridge's width accommodates 24'-0" for two-way vehicular traffic and a 5'-0" wide pedestrian path on the East side. The pedestrian walkway is raised six inches from the driveway and is separated with a galvanized railing and brick piers. The bridge will have three-foot tall concrete walls with a galvanized top rail. The surface of the drive and walkway will have a stamped concrete finish. During both Civic Design Review and the Philadelphia Historical Architectural Committee and Commission, the pedestrian experience of how the proposed vehicular bridge interacts with the Schuylkill River Trail was considered. This includes raising the crosswalk with green striping and providing stop signs and piers for intersection signaling. A planted buffer was included on the west side of the drive and the tow path's route was updated to match the existing condition to provide better visibility for the pedestrian.

The proposed pedestrian bridge will be a steel truss structure which connects to the second floor of the proposed new building at 4432-42 Main Street on the North side of the Canal and cross the Manayunk Canal connecting to the second floor of the proposed new building at 4436R Main Street on the South side of the canal. It is located approximately 6'-3" West of the eastern corner of 4432 Main Street at the right-of-way of Main Street, and extending approximately 9'-0" in width to the West. The bridge will provide approximately fifteen feet of clearance above the gravel path on the North side of the canal and approximately twenty feet of clearance at the canal wall on the South side of the canal. A concrete pier of roughly 2'-6" x 4'-0" will be located within the Owner's property to support the pedestrian bridge. The steel truss structure of the bridge will be painted terra cotta to match the residential buildings and will have open sides with a painted terra cotta steel mesh guard rail and a solid roof. There will be LED lighting on the bridge to provide adequate lighting for the tenants. Electric, water and sprinkler service will be concealed beneath the concrete walking surface of the bridge.

It is our objective that the proposal as outlined above will be supported in Concept by the Art Commission. The Team looks forward to presenting the project to the Commission in May 2024.

Thank you,



Marissa Howard, AIA

Associate

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Philadelphia Art Commission  
May 1, 2024 – Concept Review

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# VENICE ISLAND

## 4432-42 MAIN STREET

Retail and Multi-Family Residential Development

## 4400R AND 4436R MAIN STREET

Multi-Family Residential Development











AERIAL VIEW FACING NORTH



AERIAL VIEW FACING SOUTH





PHOTOS OF 4436R MAIN STREET





PHOTOS OF 4432-42 MAIN STREET  
NON-CONTRIBUTING TO DISTRICT

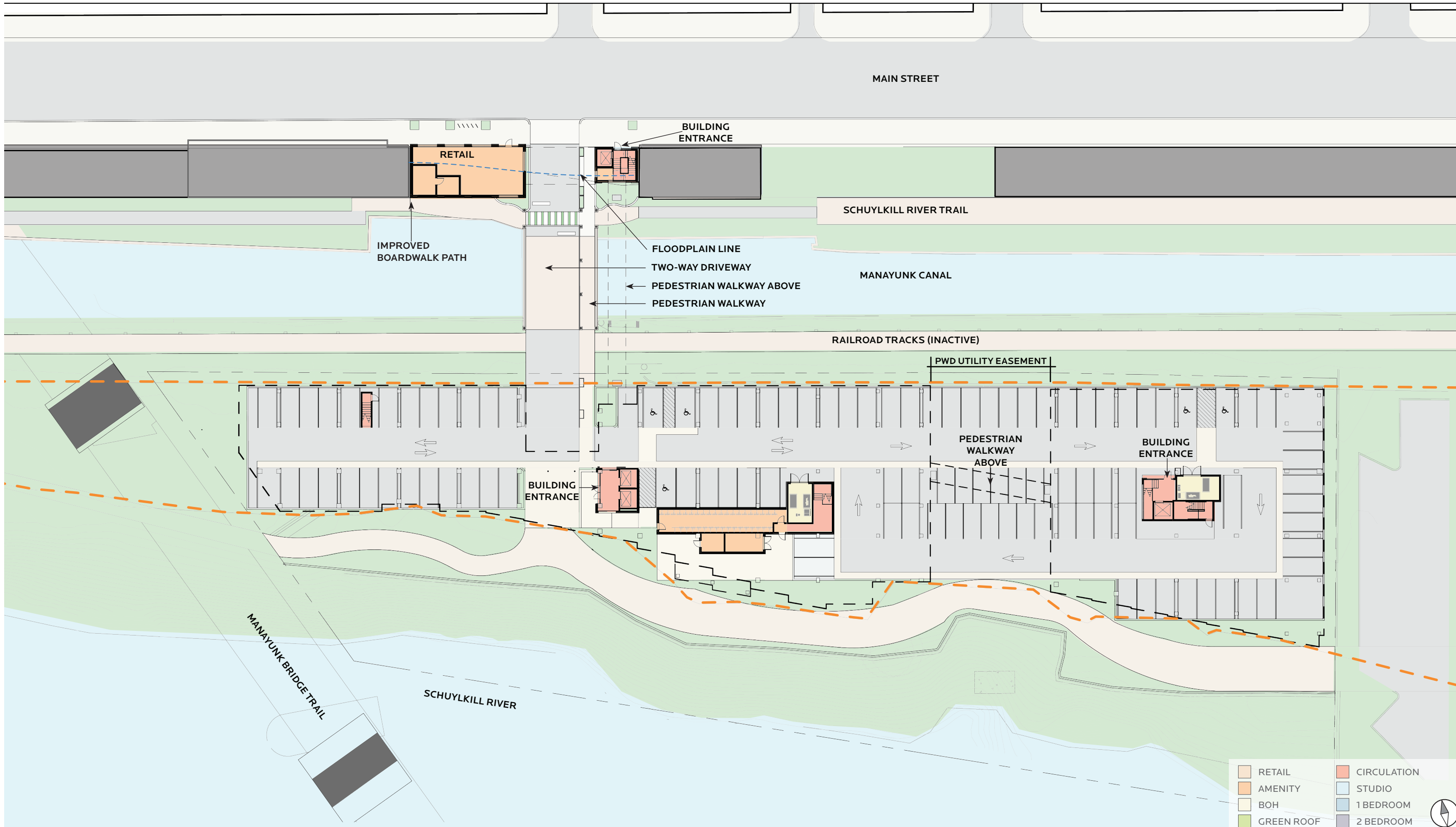
VENICE ISLAND | 4432-42 AND 4400R AND 4436R MAIN ST  
SITE PHOTOS





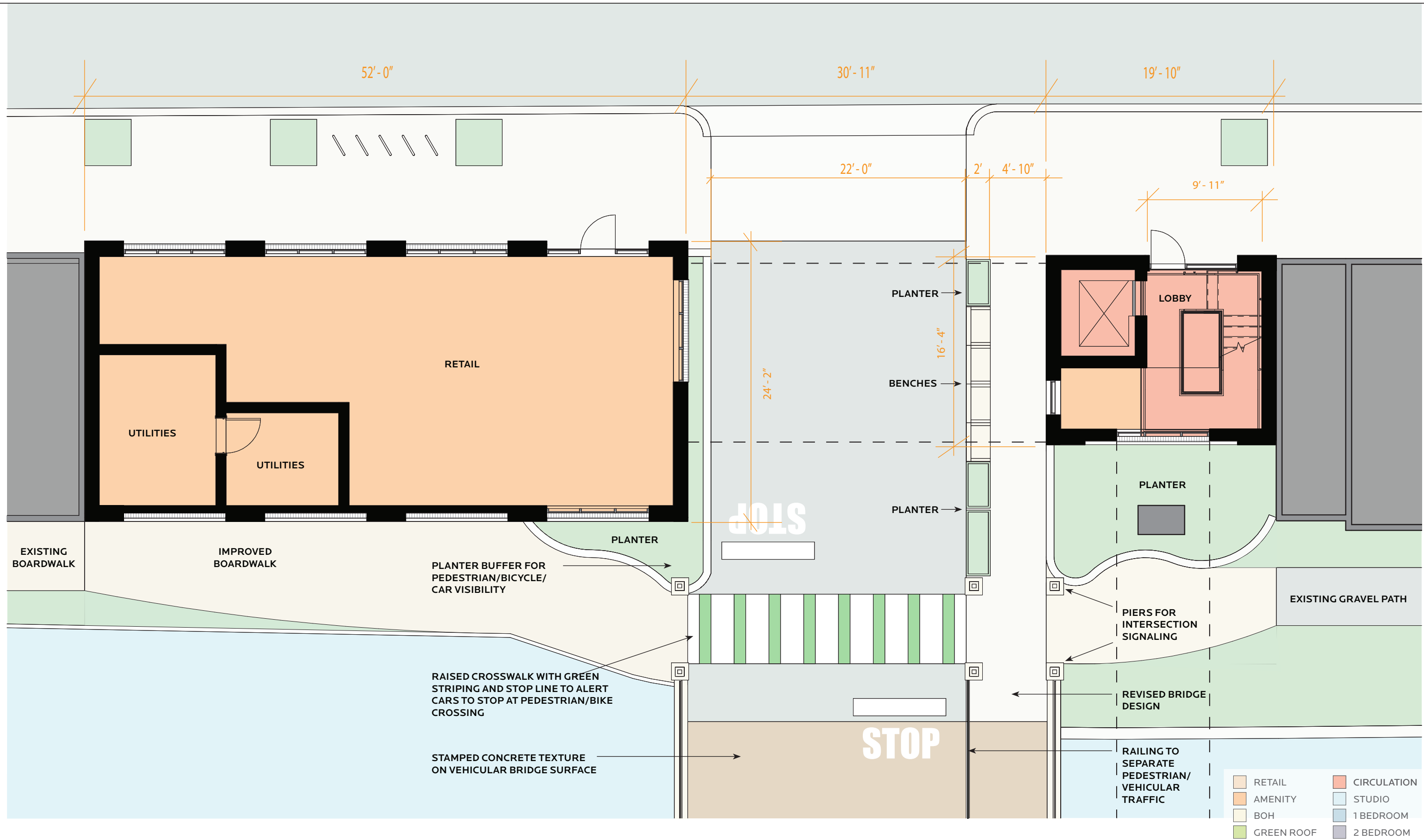
VENICE ISLAND | 4432-42 AND 4400R AND 4436R MAIN ST  
AERIAL RENDERING



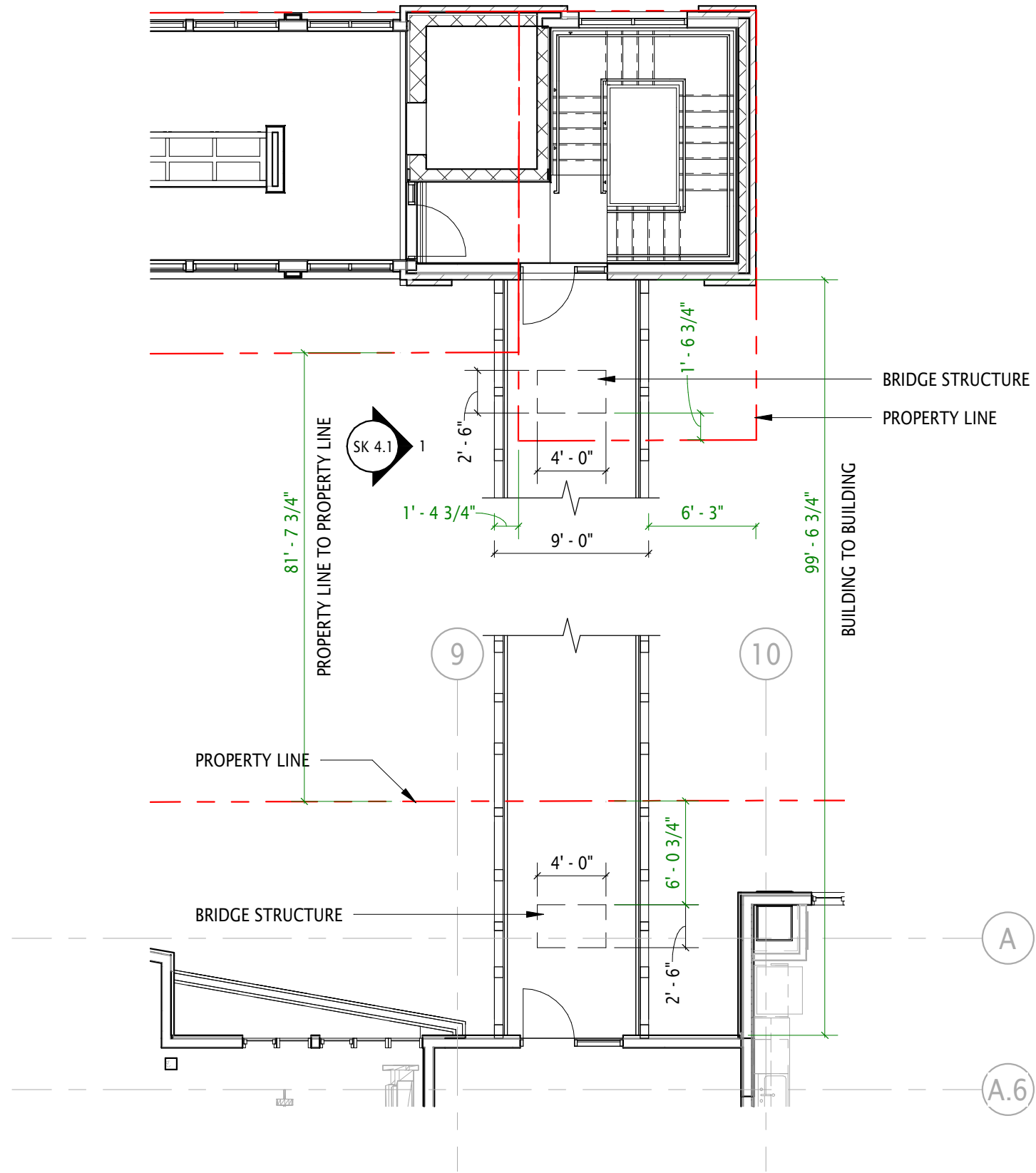


- RETAIL
- AMENITY
- BOH
- GREEN ROOF
- CIRCULATION
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



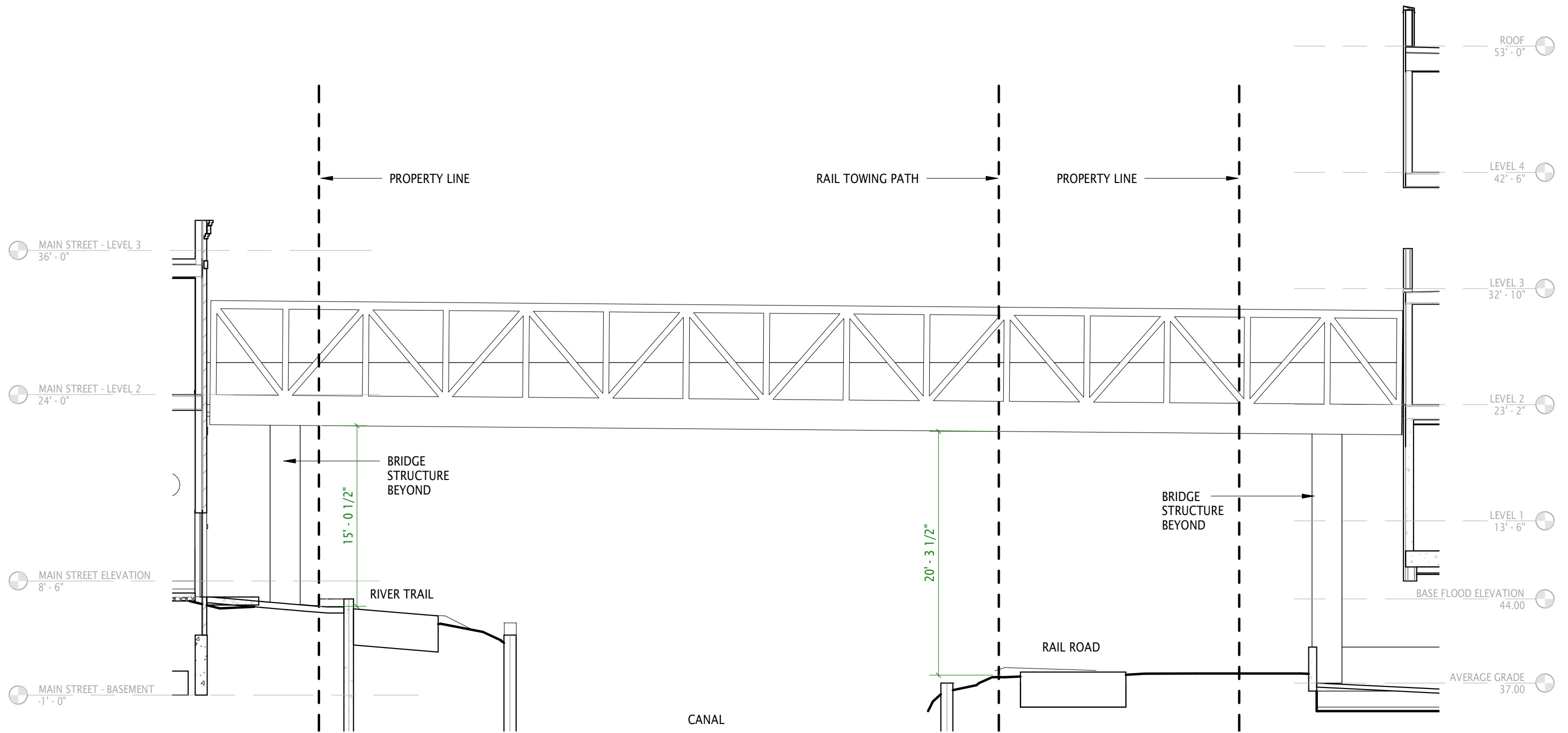




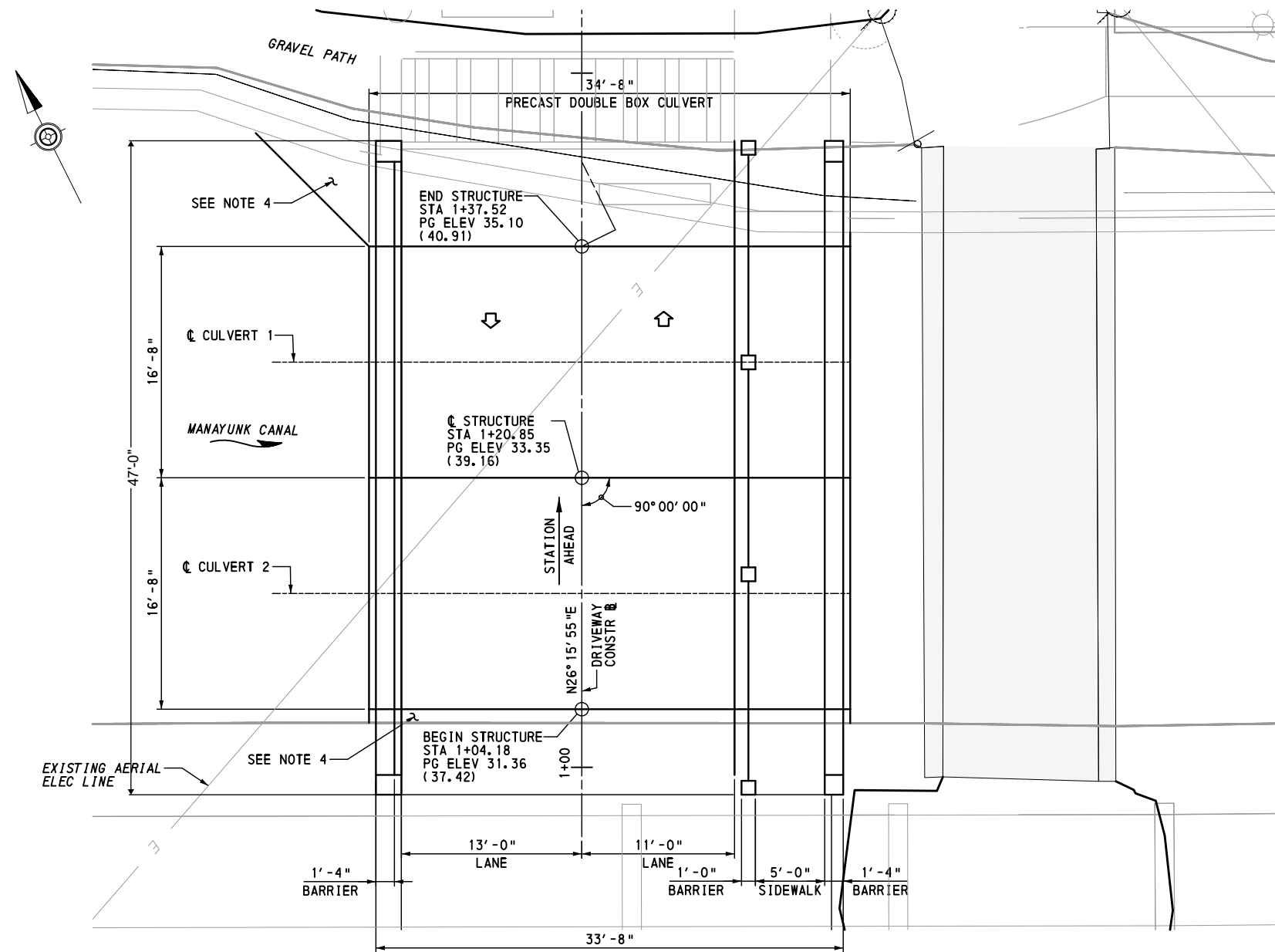


VENICE ISLAND | 4432-42 AND 4400R AND 4436R MAIN ST  
 PROPOSED ELEVATED PEDESTRIAN BRIDGE PLAN

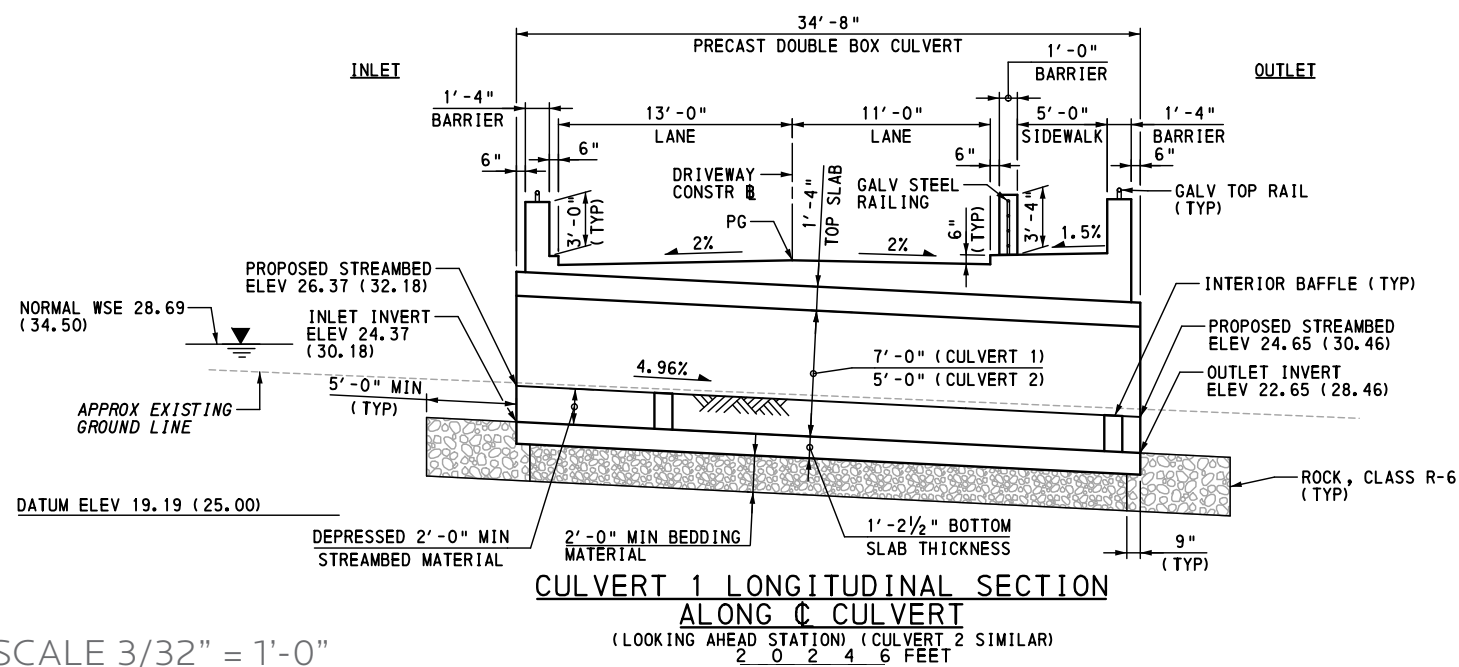








PLAN  
2 0 2 4 6 FEET



CULVERT 1 LONGITUDINAL SECTION  
ALONG CULVERT  
(LOOKING AHEAD STATION) (CULVERT 2 SIMILAR)  
2 0 2 4 6 FEET

**LEGEND**

- DIRECTION OF TRAFFIC
- ROCK, CLASS R-6 VOIDS FILLED WITH NATURAL STREAMBED MATERIAL EXCEPT WHERE GROUTED
- COMPACTED NO. 8 COARSE AGGREGATE OR NO. 2A ENCASED IN GEOTEXTILE, CLASS A, TYPE 4
- EXISTING STRUCTURE (TO BE REMOVED)

**NOTES**

1. FOR GENERAL NOTES, SEE SHEET 2.
2. FOR TYPICAL SECTION OF PRECAST BOX, SEE SHEET 4.
3. ELEVATIONS BASED ON PHILADELPHIA CITY DATUM (NGVD29 DATUM).
4. AREA BETWEEN PROPOSED CULVERT WALL AND EXISTING CANAL WALL TO BE FILLED WITH FLOWABLE FILL.

VENICE ISLAND | 4432-42 AND 4400R AND 4436R MAIN ST  
PROPOSED VEHICULAR BRIDGE PLAN AND SECTION









VENICE ISLAND | 4432-42 AND 4400R AND 4436R MAIN ST  
MAIN STREET ENTRANCE VIEW













VENICE ISLAND | 4432-42 AND 4400R AND 4436R MAIN ST  
AERIAL RENDERING