



November 14, 2014

Holly Glauser
Director of Development
Pennsylvania Housing Finance Agency
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**RE: 2014 LIHTC Application for AWF Plaza:
2221-31 West Venango Street, Philadelphia PA
Consistency with Community Plans**

Dear Ms. Glauser:

I understand that Allegheny West Foundation is submitting an application to PHFA for Low Income Housing Tax Credits to help fund the new construction of mixed-use rental housing for senior citizens, known as "AWF Plaza: A Passive House Senior Living Community."

The project is to be developed at North 23rd Street and West Venango Street in the Tioga neighborhood. Allegheny West has asked PCPC staff to determine if this proposal is supported by community plans, and we conclude that the project is supported by the *Hunting Park West: Reviving Philadelphia Industrial Lands* plan completed in September 2010.

Allegheny West, including numerous community organizations, public agencies and officials, and private partners, contributed as a stakeholder in the process of the developing the plan. The plan was formally accepted by the City Planning Commission, which means the agency will consider the recommendations as a guide to future District Planning processes and community initiatives.

The plan is supportive of AWF Plaza in that it recommends the following planning objectives:

- Establishing Hunting Park Avenue as a mixed-use corridor (e.g. commercial uses mixed with residential uses);
- Developing sustainable site planning guidelines (e.g. green initiatives, LEED standards, stormwater management);

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- Streetscape enhancements for roadway segments in the Hunting Parking West Area and other traffic calming measures that improve the pedestrian environment;
- Improving SEPTA connections as well as improving multi-modal services;
- Increasing connectivity with surrounding neighborhoods, and to creating a walkable, pedestrian friendly environment, and;
- Promoting green development partnerships.

The staff of the City Planning Commission has met with representatives of Allegheny West and the development team to review what is being proposed, the site plan, and other basic information about the project. As a result of that review and discussion, the Commission supports the proposed project.

Sincerely,



Gary J. Jastrzab
Executive Director

cc: Ronald Hinton, Allegheny West Foundation
Kurt Raymond, CICADA Architecture/Planning, Inc.
Susanne Stone, Sherick Project Management, Inc.