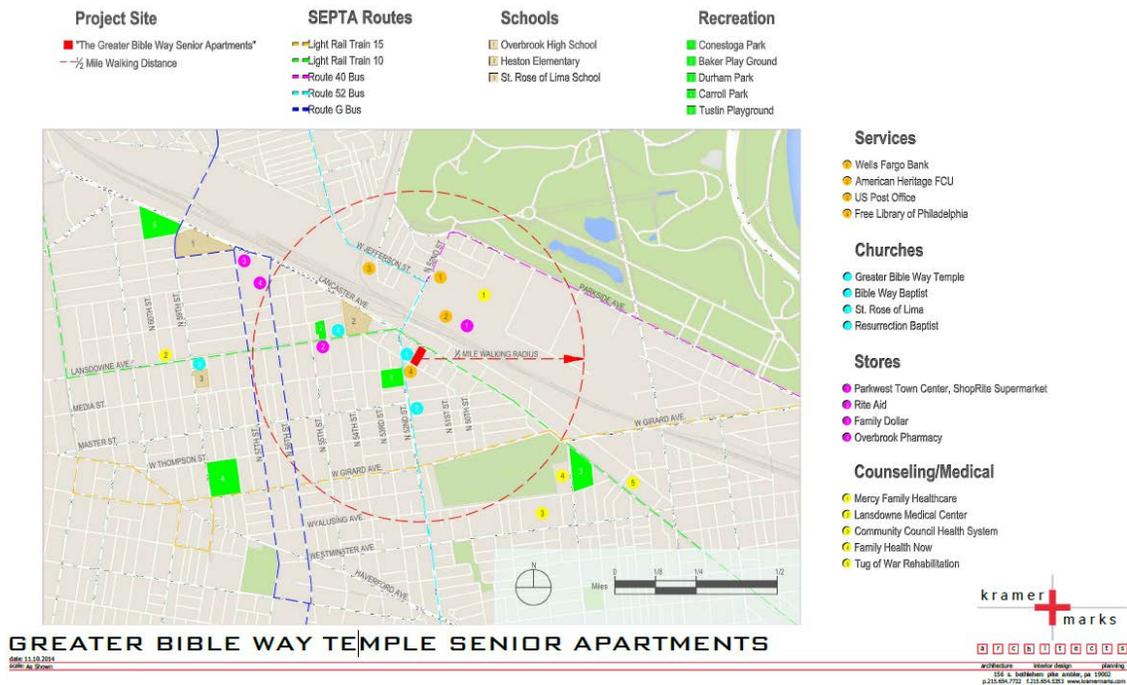


**2. COMMUNITY RESOURCES**

**a. Neighborhood Amenities**

The project is conveniently located with proximity to a lot of neighborhood amenities. Greater Bible Way Temple Senior Apartments is only one block away from the 52<sup>nd</sup> street commercial corridor featuring shops and a supermarket: Rite Aid, ShopRite, Family Dollar, and Overbrook Pharmacy to name a few. In addition to Conestoga Park right across the street from the development, Fairmount Park, Carroll Park, and Shepard Recreation Center, are all within half a mile from the site. Services within the vicinity include Wells Fargo Bank office, US Post Office, Free Library of Philadelphia. Counseling and medical facilities are also within convenience distance, including Mercy Family Healthcare, Lansdowne Medical Center, Community Council Health System, and Family Health Now.

Below is a map of neighborhood amenities, which is also included as an attachment hereto.



## **b. Transportation**

One block away from the development is 52<sup>nd</sup> Street, which has been identified as a transit corridor of the area. Bus services within half a mile from the development include bus numbers 52, 40, and route G bus and trolleys 10 and 15. A 15-minute ride on Trolley 10 on Lancaster Avenue will take residents to Center City Philadelphia. The nearest trolley stop is only a few steps away on Lancaster Avenue where the development is fronting.

The Philadelphia 2035 West Park District Plan makes many recommendations to improve the streetscape, street safety and to bring even more public transit to this area, including a regional rail station. The development is well-positioned for the residents to take advantage of the current and future convenient access and mobility.

## **c. Local Community Plan**

While there is no neighborhood plan for Cathedral Park, the strategic location of the site has been mentioned as an important focus in the Philadelphia 2035 District Plan for West Park.

As a part of Philadelphia 2035, the West Park District Plan specifically states that new affordable housing in the area should be built as infill projects on stable blocks. Page 44 of the plan made recommendations to encourage “owners of highly visible vacant properties to encourage their redevelopment or sale to developers”, and identified the 5100 block of Warren Street-the exact location of the proposed project- among the areas of focus. The plan also furthers suggests prioritizing the creation of “new housing for the elderly near services and amenities, such as transit and commercial corridor”, and “more aging-in-place programs to help older residents stay in their houses for a longer period of time” (p.39).

Greater Bible Way Temple Senior Apartments is therefore directly responding to important

November,  
2014

directions set out in the West Park District Plan- a part of the citywide Philadelphia 2035 Plan-for successful community revitalization.

**d. Placed-based Revitalization - Area of Focus**

The site is situated within the West Philadelphia Empowerment Zone.

**e. Proximity to Job Centers or Employment Resources**

With easy access to Center City Philadelphia and walkable distance to both the 52<sup>nd</sup> Street and the Lancaster Avenue commercial corridors, the development is situated both in a job center and a hub of commercial activities and services for residents. The development of this housing will add to the attraction of future public and private investments in the area, creating a multiplying effect in revitalizing the local economy and community.