

3. Site and Neighborhood Standards

This project meets the criteria for Site and Neighborhood Standards that are outlined in the RFP. Most notably, the AWF Plaza is located in an area of revitalization as designated by the City and that benefit from sufficient resources to successfully implement the revitalization goals. The site is included within the area covered by **Hunting Park West: Reviving Philadelphia's Industrial Lands Plan** developed by the Philadelphia City Planning Commission in September 2010 and can be found at the following link (<http://www.phila.gov/CityPlanning/plans/Area%20Plans/HPWfinal.pdf>). According to the plan one of its overarching goals for the area is to attract investment in responsible development with a strategic approach that evolves from a public engagement process with neighbors and stakeholders. Of particular concern are: redevelopment of vacant land and buildings; reuse or removal of vacant buildings as appropriate; job creation; commercial development; improvements to recreational opportunities; and overall sustainable development and design. The project will redevelop a large lot as well as demolish vacant, unused buildings located within the plan's priority redevelopment node. Additionally, the AWF Plaza supports the plan's goal reducing the significant number of vacant lots in the community, and the plan's recommendation for the development of new affordable housing with green design.

The AWF Plaza is consistent with The Allegheny West Neighborhood Strategic Plan which includes supporting and creating new businesses, and can be found at the following link: <http://www.awest.org/neighborhood-plan.php>. The goals put forth in the strategic plan, include but are not limited to the following:

- Nurture economic growth in the Allegheny West area by encouraging business development and revitalization of industrial areas
- Increase employment for adults to secure a stable, living wage
- Strengthen the social fabric of the community by addressing problems identified by local residents including access to healthcare, education and other services

The AWF Plaza will contribute to the area's revitalization by bringing new investment and development to a large and prominent vacant corner parcel. This will serve to spur additional development in the area, eliminating blight and bringing new amenities and services to residents.

The Philadelphia City Planning Commission has met with representatives of the Allegheny West Foundation and has full support of the plan for the AWF Plaza.

Please see attached letter of support from PCPC.