

## Community Resources

- Site Map
- Promise Zone Map with Haddington III Properties

## 2. Community Resources

The Haddington III homes are in the Haddington neighborhood of West Philadelphia. Haddington residents are fortunate to benefit from abundant transportation amenities. The Market-Frankford subway line has four stops in Haddington, which is also served by six bus lines (21, 30, 31, 46, 52 and G) and the 10 and 15 trolley routes. There are also many commercial and institutional amenities in the neighborhood. The Market Street commercial corridor, as well as the nearby 52nd Street commercial corridor, provide residents with access to a variety of goods and services, including childcare, salons, apparel, prepared foods, and corner markets. In terms of schools, the now state-of-the-art John Barry elementary school is centrally located from all of the homes, with some as close as around the corner from the school. Other neighborhood elementary schools include Universal Institute Charter and Edward Heston. Overbrook High School is within a mile of all of the homes.

Enclosed, please find a map showing the property locations in relation to transit and amenities within the community.

Haddington III is well positioned to leverage several other recent investments in the community. Recent institutional investments include the 2008 reconstruction of the Barry School, now a state-of-the-art school building that is located just a few blocks from the properties; the \$1 million renovation of the nearby Shepard Recreation Center; and the \$567 million reconstruction of the western section of the Market-Frankford elevated line which, as noted above, contains four stops within the neighborhood. Along 52<sup>nd</sup> Street, many recent improvements had been made to enhance the corridor's appearance and generally foster economic development, including storefront renovations, sidewalk repairs, corridor cleaning, and technical assistance for local business owners. Also on the commercial and infrastructure side, a full program of improvements is planned for the West Market Street corridor with at least four large scale redevelopment initiatives. The recent addition of bike lanes along Walnut Street in this section of West Philadelphia, now linked with bicycle lanes on both 57<sup>th</sup> Street and Haverford Avenue, is an investment that has made the neighborhood infinitely more accessible and user friendly.

One of the Haddington neighborhood's key advantages is its proximity to Philadelphia major employment destinations, Center City and University City. On the Market-Frankford line, one can reach a Center City job in just 10 minutes, while someone working in University City could be at work in 6 minutes.

Haddington III is guided by and is highly consistent with recent planning efforts, including Haddington/Cobbs Creek 2010: A Plan for Our Future, specifically the implementation strategies outline in its "Affordable Housing and Housing Counseling" section. More than 700 residents and other stakeholders participated in this effort, providing input regarding the needs and desired future of the community through a combination of 20 community meetings, 3 retreats, and hundreds of neighborhood surveys. Dozens of residents also sat on issue-specific focus committees to tackle some of the neighborhood's most pressing concerns. Municipal officials, including representatives from the Philadelphia City Planning Commission, were extensively involved in this effort as well. The rehabilitation of existing properties is noted in the plan as a highly important issue, as rehabilitation is a critical means of fighting blight within the neighborhood. The Plan can be found at:

<https://partnershipcdc.files.wordpress.com/2013/04/haddington-cobbs-creek-plan-final.pdf>.

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Haddington III is also consistent with the work of the West Market Street Transit Oriented Development (TOD) Plan, which encourages residential development within proximity of transit stations. Though not all of these properties are within the ¼ mile distance of a station, several are a block or less to the station, and none are further than a mile. Thus, Haddington III ensures the continued presence of a substantial residential population within walking distance of the transit stations.

Further, the Philadelphia City Planning Commission certified that the development is consistent with the following goals of the Philadelphia2035 Citywide Vision plan: Goal 1.2.1 stabilize and upgrade existing housing stock; Goal 1.2.2 ensuring a wide mix of housing is available to residents of all income levels. It is also consistent with the plan's emphasis on locating development near both transit and commercial corridors.

Councilman Curtis Jones, Jr. has identified the area north of Market Street from 54<sup>th</sup> to 63<sup>rd</sup> Streets, *New Market Street West*, as an area of focus for redevelopment. The redevelopment of Haddington III's properties dovetail with the Councilman's interest in upgrading the rowhouse capital stock as part of a larger revitalization strategy of the neighborhood which includes larger public and private investments as well as a focus on increased public services.

In addition, the properties are all contextually compatible with their neighbors, in terms of height, massing, building siding, and architectural details such as fenestration. The improvements to the properties will not make any changes to these features, and any exterior work will be to repair deficient components, such as repairing masonry cracks, or to enhance visitability. The continued use of these properties as single family residences is the most appropriate use for the sites, as all of the properties are zoned for residential use and located on blocks consisting nearly exclusively of single family homes.

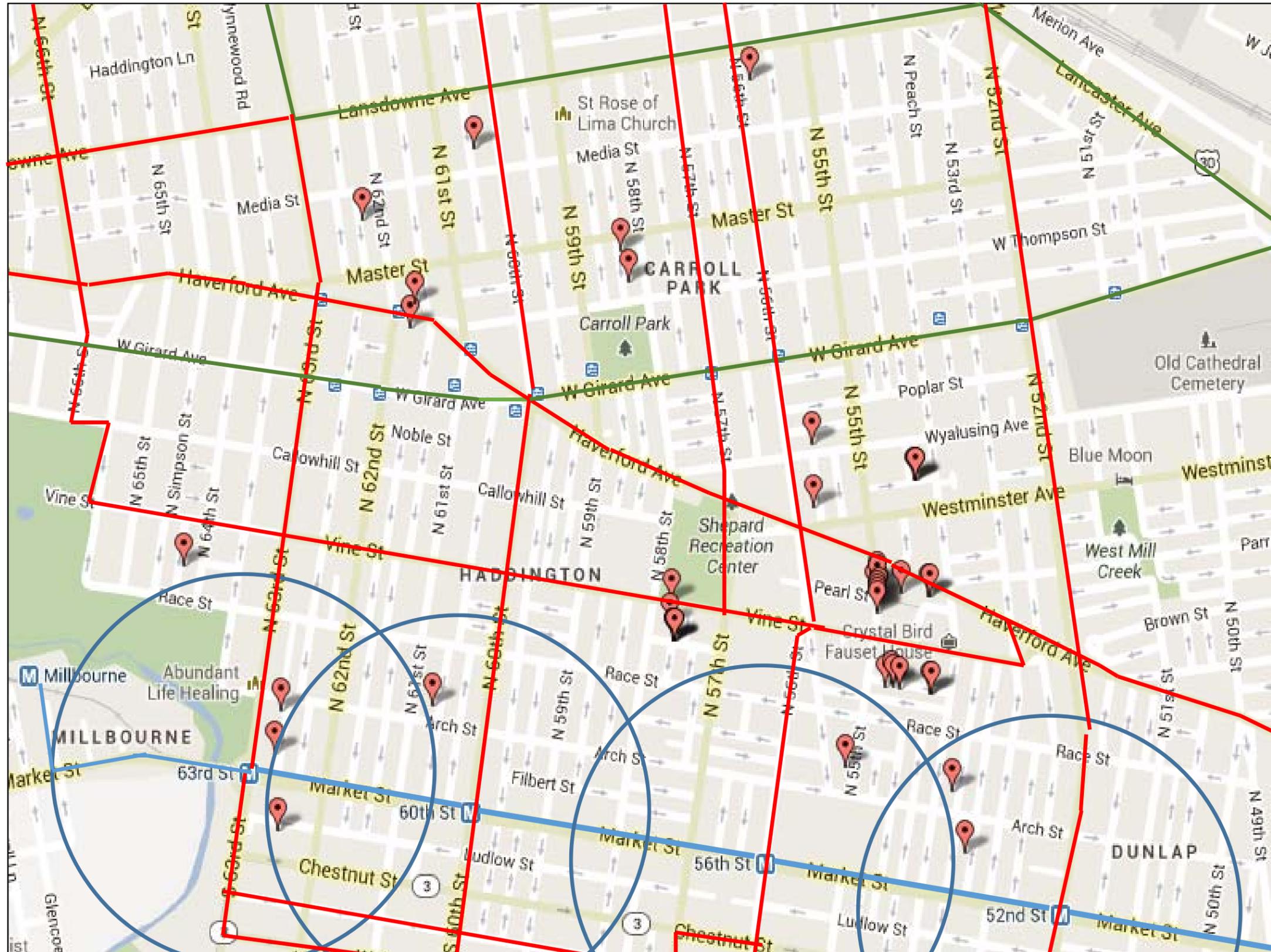
It is anticipated that the Haddington III rehabilitation work will stabilize blocks, increase property values, and spur new investment in the community. The elimination of blight and the development of well maintained, newly renovated homes are indisputably beneficial to the values of neighboring properties. Furthermore, Haddington III is expected to encourage other property owners on these blocks to make improvements to their homes, both small and large. Something as simple as the replacement of a broken window is often enough to encourage others to do the same while simultaneously fostering community stability.

Haddington III is within the Haddington – Cobbs Creek Neighborhood Action Committee (NAC), as designated by the City's Office of Housing and Community Development, which is administered by ACHIEVEability. OHCD's NAC Program offers community based non-profit organizations the opportunity to lead and engage neighborhood residents in activities that support the City's core objectives, including: promoting sustainability through recycling, cleaning, planting and alternative energy efforts; creating employment opportunities through job placement and training, retail revitalization, and education assistance efforts; enhancing neighborhood safety through town watches, youth mentoring and community outreach programs; and providing decent and affordable housing through new housing, preservation of existing housing, and mortgage foreclosure prevention programs.

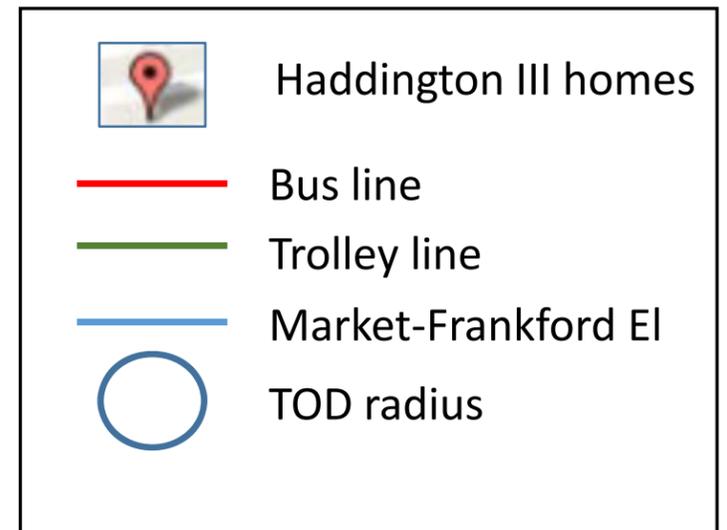
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Finally, the properties are in close proximity to the Philadelphia Promise Zone, as designated by the U.S. Department of Housing and Urban Development (HUD). The Promise Zone initiative is focused on areas of deep poverty where people have lacked the resources and supports to break the cycle of poverty and join the middle class. It is designed to provide residents in these areas with ladders of opportunity to lift themselves out of poverty and connect to high quality education, good paying jobs, affordable housing, and a safe place to live where their children can grow and thrive. Although home to a vibrant culture, strong anchor institutions, good transportation resources and other economic drivers, the Philadelphia Promise Zone has struggled with a 51% poverty rate, high housing vacancy rates, serious crime, and low education levels that make residents uncompetitive in today's economy. The area received a CHOICE planning grant in 2011 and a Byrne Criminal Justice Innovation Grant in 2012. The West Philadelphia Promise Zone is roughly two square miles – bound by the Schuylkill River to the east, Girard Avenue to the north, 48th Street to the west, and Sansom Street to the south. The Promise Zone has the following goals, create jobs, increase economic activity, improve educational opportunities, leverage private resources, reduce violent crime, and working with the community to establish additional goals.

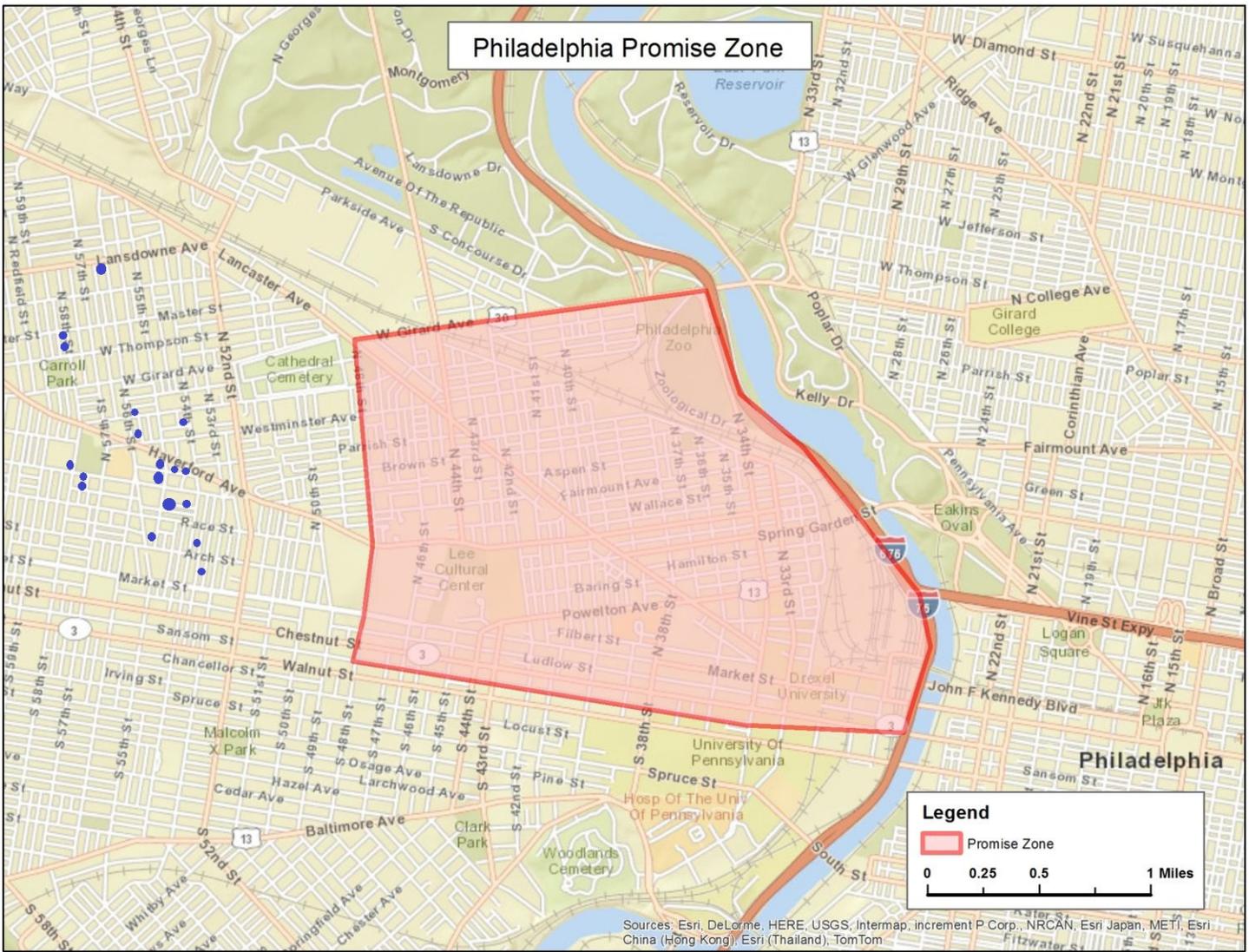
Enclosed please find a map of the Philadelphia Promise Zone, showing the proximity of the Haddington III properties.



## Haddington III Properties and Transit Access



# Philadelphia Promise Zone



Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom