

2. Community Resources

The enclosed amenities map shows that the project is ideally situated with proximity to many important community resources. The project site for the AWF Plaza is an ideal location for both aspects of this mixed-use project, the low income senior housing and the commercial, retail and office ground floor. Designed with transit orient design at the forefront, the AWF Plaza project site is located directly across from a major SEPTA transportation bus hub. This year major renovations were completed on the **23rd & Venango Bus loop**. Renovations include, but are not limited to, new lighting, new passenger shelters, new signage, and a new operating facility. (See attached SEPTA letter). The adjacent location to the bus loop will make transportation extremely convenient for the senior residents. The bus hub will also create major foot traffic for the retail businesses on the ground floor.

The project site is rich in multi-modal transportation. It is bordered by heavily-trafficked transportation routes, including Broad Street and Roosevelt Boulevard that provide direct access to the Schuylkill Expressway. Four regional rail lines, operated by SEPTA, pass through the region on the way to suburban areas such as Conshohocken, Chestnut Hill West and Trenton. The area is serviced by SEPTA bus routes 1, 32, 33, 56, and 60 as well as regional rail lines. Buses stop outside the AWF Plaza front door because of the adjacent 23rd and Venango Bus Loop, so residents can easily get anywhere in the city and suburbs. Please see attached amenities map.

The project site is only a few blocks from the new **Bakers Centre** at West Hunting Park Avenue and Fox Street. The 30 acre shopping center includes a 71,000 S.F. Shop Rite, making food shopping convenient and easy for senior residents of the AWF Plaza. The AWF Plaza is also within walking distance to the **Salvation Army Kroc Recreation Center**. The Kroc Center strives to bring the highest quality programs, activities and services to every member of the community. Activities are designed for the entire family, as well as for each individual age group so every person's needs are adequately met. The center offers activities in the arts, fitness, aquatics, worship, education and more.

The project has a supportive service reserve capitalized in the development budget. This reserve will allow AWF to provide services on site for seniors and will supplement services residents can procure offsite. The location is also ideal for senior housing because of the elder services provided in the area. The AWF Plaza is located within a mile of the NewCourtland LIFE and Senior Center. NewCourtland Elder Services has full support in the proposed AWF Plaza project. NewCourtland has made a funding commitment to cover the pre-development costs and intends to partner with AWF to provide services to residents. (See attached NewCourtland loan commitment letter in section 11: Budgets)

NewCourtland LIFE and Senior Center serves individuals who are aged 55 or older and are able to live safely in the community at the time of enrollment. The LIFE and Senior Center is a nursing home alternative that seeks to provide a comprehensive package of medical, day care and social services for the elderly so that they may continue to live in their homes rather than be institutionalized. The Program strives to enhance the functional independence, dignity, autonomy and quality of life of frail older adults. The LIFE Program and Senior Center employs an interdisciplinary team of professionals and to assess enrollees' needs and develop care plans

so that enrollees may have access to the full continuum of preventive, primary, acute and long term care services. The Program provides social and medical services primarily in an adult day care center (in this case the Allegheny Avenue, NewCourtland LIFE Center), supplemented by in-home and referral services in accordance with participants' needs. More specifically, the LIFE Program and Senior Center provides the following care and services:

- Adult day care augmented with nursing; physical, occupational, and recreational therapies; meals; nutritional counseling
- Wellness education and personal care
- Medical care provided by Physician, along with medical specialists, audiology, dentistry, optometry, podiatry, and home health nursing care
- All necessary prescription drugs
- Social services
- Respite care
- Hospital and nursing home care when necessary

Furthermore, the project adheres to the best practices within urban planning by being consistent with its neighborhood plan, the AWF Plaza falls 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.

Please see attached Planning Commission Letter in Section 3