



FOR IMMEDIATE RELEASE

October 4, 2018

Contact: Nicole Koedyker

nicoleatsosna@gmail.com

(215) 732-8446

Community Benefits Agreement provides for affordable housing, neighborhood amenities, and inclusive employment opportunities on Washington Avenue

SOSNA presents OCF Realty with a Community Benefits Agreement to create a model project that represents long-standing input from the community about the development of Washington Avenue

Graduate Hospital Philadelphia - Today, the South of South Neighborhood Association's Board of Directors announces a Community Benefits Agreement for the 2101 and 2201 Washington Avenue projects that reflect long-standing community input about the development of Washington Avenue and specific input about the development of 2101 and 2201 Washington Avenue. 2101 Washington Avenue is the site of the former Frankford Chocolate Factory.

"Both the 2101 and 2201 Washington Avenue projects are an important opportunity for our community to collaborate with a local development team to create a model project that reflects long-standing input about the former Chocolate Factory site and future development on Washington Avenue," said Kevin Brown, Chair of the Board of Directors.

As the coordinating RCO, SOSNA presented a Community Benefits Agreement to OCF Realty on August 29, 2018 for the 2101 Washington Avenue and 2201 Washington Avenue sites. SOSNA used community input from three prior community meetings about the development of 2101 Washington Avenue in drafting the CBA. SOSNA also sought input from community development organizations and neighboring RCOs, elected officials, and community-based organizations. The goal of the initial draft was to start productive dialogue and provide a means from which common ground can be found. OCF Realty rejected the proposed CBA on September 5, 2018, and has indicated that it will not enter into a CBA relating to either 2101 Washington Avenue or 2201 Washington Avenue. While SOSNA is disappointed in OCF Realty's stated refusal to enter into a CBA, SOSNA hopes that OCF will reconsider its position and has drafted a separate agreement for 2201 Washington that reflects community input from a meeting on October 1, 2018 specifically about 2201 Washington Avenue.

"SOSNA is seeking full community engagement and input because of the size and future impact of these projects," said Dave Zega, Vice-chair of the Board of Directors. "SOSNA's goal is to facilitate collaboration between the community and OCF Realty and ensure that the community's long-standing input is incorporated in the project."

Important opportunities to learn more about the project and provide additional community input include:

<i>Date/Time</i>	<i>Purpose</i>	<i>Location</i>
October 15, 2018 at 7:00 PM	RCO Zoning Meeting (community vote on 2201 Washington Avenue)	Shiloh Baptist Church 2040 Christian Street Philadelphia, PA 19146
October 17, 2018 at 2:00 PM	2201 Washington Avenue & 2101 Washington Avenue - Parcel A City of Philadelphia Zoning Board of Adjustment Meeting	1515 Arch Street, 18th Floor

The major components of the CBA include:

- **Affordable Housing:** 20% units (excluding townhomes at 2101 Washington Avenue - Parcel A and 2201 Washington Avenue) available at no more than 70% Area Median Income (“AMI”) for 19146 zip code (workforce housing).
- **Parking:** underground parking with a minimum parking ratio of 0.6 per unit with at least 20% of underground parking spaces available for overnight parking for the community at 2101 Washington Avenue - Parcel B
- **Open & Green Space:** plant street trees on surrounding sidewalks for all parcels including Washington Avenue, designate at least 20% of total space as open, ensure that green space that is open to the public (2101 Washington Avenue only), and comply with City of Philadelphia’s Civic Design Review Sustainability benchmarks including reduced parking footprint, pervious site surfaces, rainwater management, and heat island reduction.
- **Safety & Livability Accommodations:** provide at least a 5’ walking zone on surrounding sidewalks for all parcels, private trash removal for townhomes on Kimball, and bike racks on sidewalks on near commercial. Support efforts to arrange and install protected bike lanes on Washington Avenue and 22nd. Provide ADA infrastructure on the property including curb cuts, installation of wheelchair accessible ramps and entrances, and install trash and recycling receptacles on corners of commercial areas.
- **Amenities:** Use building materials that are highly durable and installed in a professional manner and ensure windows and commercial spaces are unobstructed for retail or commercial space.
- **Minority Business Inclusion:** designate 35% preference of all project contractors to be given to Minority, Women, Disabled Owned Businesses (M/W/DSBE), 20% of all commercial tenants for 2101 and 2201 Washington Avenue to be leased or owned by M/W/DBSEs.
- **Commercial tenants:** create vibrant and visible commercial spaces with tenants eligible under IRMX including daycare/childcare, medical professionals, fresh food market, eating and drinking, recreation, office space, light industrial..
- **Employment Opportunities:** larger commercial tenants commit to hire 30% local workers that who reside in zip codes 19145, 19146, 19147, and/or 19148.