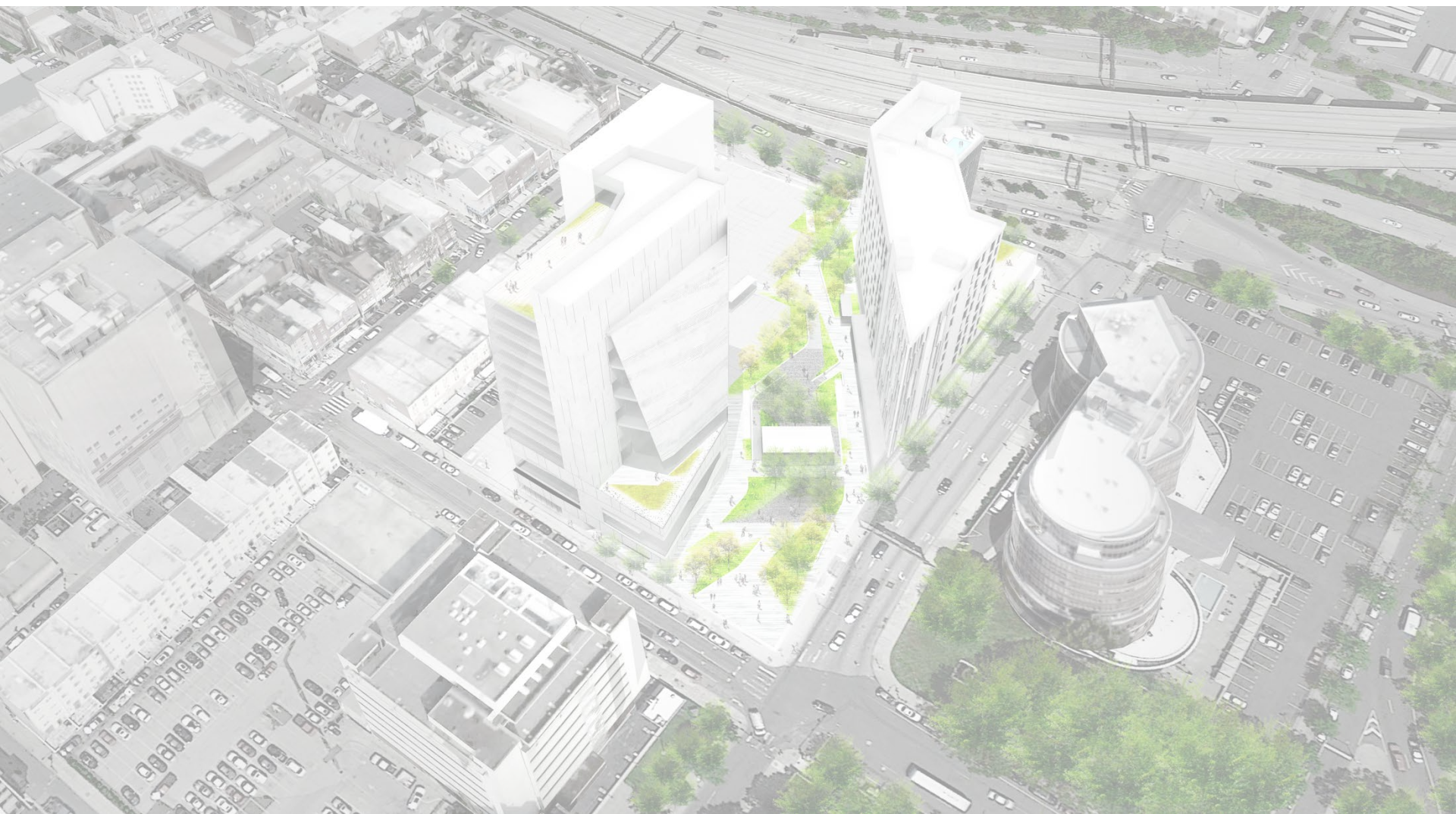


PHILADELPHIA REDEVELOPMENT AUTHORITY

800-830 VINE STREET RFP – PROPOSAL FACT SHEET

<i>Developer</i>	PENNROSE
<i>Architect</i>	Wallace Roberts & Todd (WRT)
<i>Scope</i>	Mixed Use Residential, w/ Luxury High-Rise Apartments, Senior Affordable Housing, Hotel & The Equal Justice Center
<i>Building Heights</i>	8 to 14 Floors
<i>Affordable Senior Housing</i>	55-65 Units , including one-bedroom and two-bedroom units
<i>Market Rate Residential</i>	160 Rental units , including studio, one and two-bedroom apartments ranging from \$1500 to \$2200 a month
<i>Parking</i>	180 spaces
<i>Additional Components</i>	A 14-floor, 160,000 SF Equal Justice Center to centrally house 21-25 non-profit legal aid agencies. An 8-floor, Comfort Inn Hotel with 147 rooms 20,000 SF of Retail

See following pages for Developer's March 6, 2017 Community Presentation



8TH & VINE 八街与万恩

DEVELOPMENT CONCEPT 发展观

This multifaceted concept is designed for the needs of Chinatown residents and offers positive social and financial contributions to the entire City of Philadelphia.

8th & Vine consists of:

- The Equal Justice Center (EJC)
- Affordable Senior Living Community
- Comfort Inn Hotel
- Family friendly public Open Space
- Public Parking Facility
- 800 Vine-Market Rate Housing

8TH & VINE 八街与万恩

180 PARKING SPACES

MARKET RATE HOUSING

HOTEL

AFFORDABLE SENIOR HOUSING

EQUAL JUSTICE CENTER (EJC)

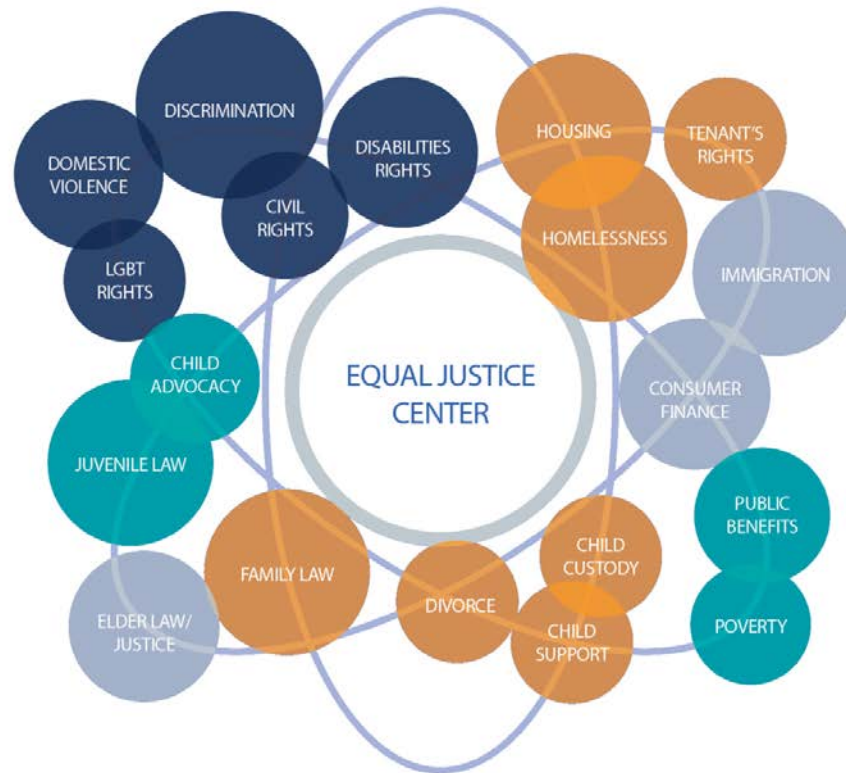
OPEN SPACE

8TH & VINE 八街与万恩



EQUAL JUSTICE CENTER 平等正义中心

- 20 - 25 legal aid nonprofits to be co-located
- 40,000 individuals and families served annually from all parts of the City
- Over 300 attorneys and support staff employed, with combined annual budget of \$25 million
- \$202 million per year of aggregate social and economic benefit produced for the community
- \$5.05 billion aggregate benefit over a 25-year period



8TH & VINE 八街与万恩

PROPOSED PLAN 提出计划

180 PARKING SPACES

MARKET RATE HOUSING

HOTEL

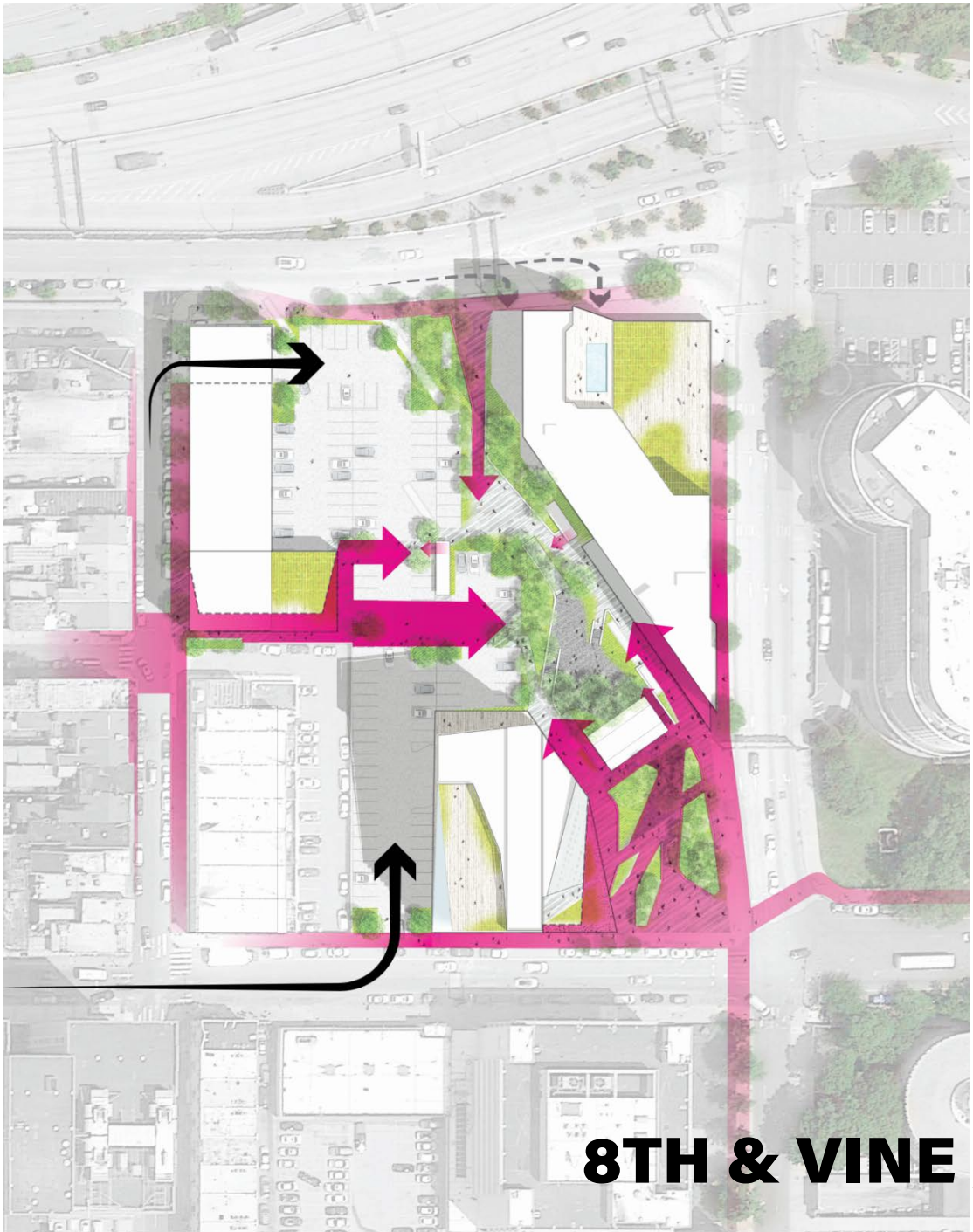
AFFORDABLE SENIOR HOUSING

OPEN SPACE

EQUAL JUSTICE CENTER (EJC)

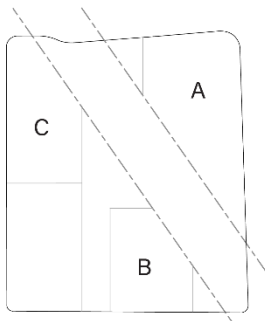


8TH & VINE 八街与万恩



- PEDESTRIAN
- VEHICULAR [PARKING LOT]
- VEHICULAR [RESIDENTIAL]

8TH & VINE 八街与万恩



**RESIDENTIAL
PARCEL [A]**

- ① RETAIL
- ② LOBBY
- ③ LOADING AREA
- ④ COVERED PARKING

**EQUAL JUSTICE CENTER
PARCEL [B]**

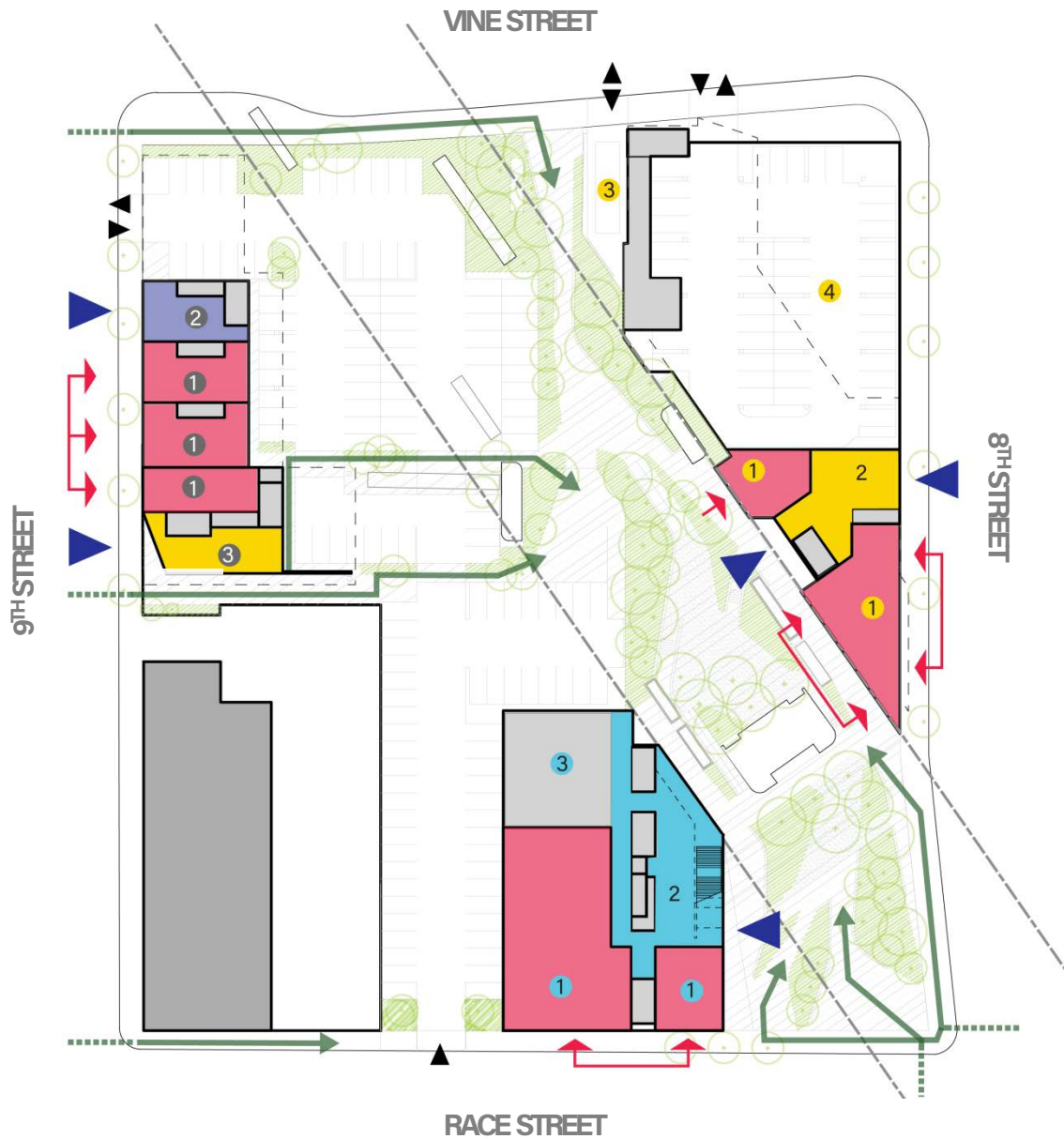
- ① RETAIL
- ② LOBBY
- ③ LOADING AREA

**HOTEL & RESIDENTIAL
PARCEL [C]**

- ① RETAIL
- ② HOTEL LOBBY
- ③ RESIDENTIAL

LEGEND

- RETAIL
- HOTEL
- OFFICE
- RESIDENTIAL
- OPEN SPACE



8TH & VINE 八街与万恩



8TH & VINE 八街与万恩

OPEN SPACE 开放空间



8TH & VINE 八街与万恩



**16,000+SF
ROOF SPACE**

**32,000+ SF
OPENSOURCE**

- 13,000+ SF PLANTING AREA
- SEATING
- FLEXIBLE OPEN AREA

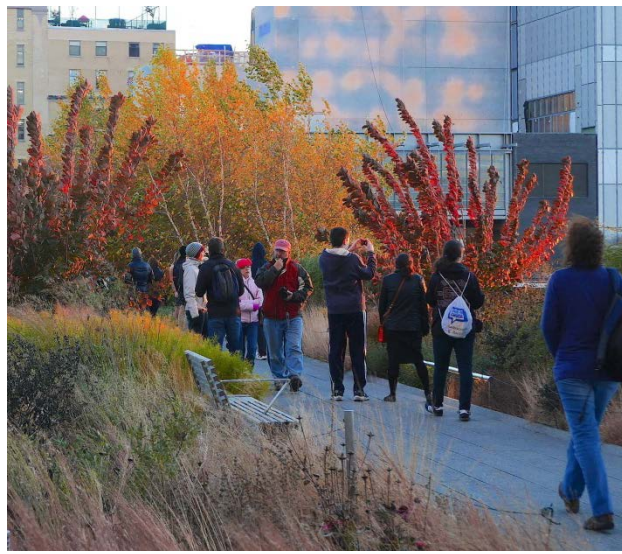
8TH & VINE 八街与万恩



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8TH & VINE 八街与万恩

COMMUNITY COLLABORATION 社区协作

- Community collaboration is a vital component in the planning process in order to understand and reflect the community's values and aspirations.
- The community collaboration process is tailored to the stakeholders, the unique culture of the place, and the goals of the process.



8TH & VINE 八街与万恩

SUMMARY 概要

SOCIAL BENEFIT 社会效益

- The EJC will serve over 40,000 individuals and low income families annually from the Chinatown community and the City of Philadelphia in one central location easily accessible via public transit
- The EJC has a community room, office space and other opportunities for community use
- Senior Living Community will provide 55 much needed affordable housing units
- 8th & Vine will provide a combined total of 180 parking spaces for public and private use
- 8th & Vine is designed to provide much needed open space, over 30,000 GSF of beautifully landscaped area extending pedestrian connections from Chinatown, Franklin Square Park and Independence Mall

8TH & VINE 八街与万恩

SUMMARY 概要

ECONOMIC BENEFIT 经济效益

- The EJC will produce an aggregate social and economic benefit for clients and the whole community of \$202 million per year
- The 20 to 25 nonprofit legal aid organizations located in the EJC employ over 300 people and have a combined annual budget exceeding \$25 million
- Combined the 8th & Vine will add up to 18,500 GSF of retail and commercial area at street level
- The 147 room hotel is supported by a respected national chain that will add employment opportunities to the Chinatown community
- The hotel and market rate development will contribute real estate taxes to the City of Philadelphia coffers to help fund the School District of Philadelphia
- 8th & Vine will bring business activity to Chinatown merchants

8TH & VINE 八街与万恩

SUMMARY 概要

CREDIBILITY 信誉

- The Development Team is Philadelphia based and includes members of the Chinatown community
- The 8th & Vine Team is ready to work with local stakeholders to refine the development in response to community needs and priorities
- The Development Team has the proven capacity and available funding streams from public and private equity partners that make this development concept a shovel ready project today!

8TH & VINE 八街与万恩

THANK YOU 谢谢

8TH & VINE 八街与万恩