

# MAINTAINING AFFORDABILITY:

## *Lower Aramingo Avenue*

*Utilizing the big box retail space along Lower Aramingo Avenue aims to relieve the development pressure felt in Fishtown and its waterfront and will promote more affordable, mixed use housing along this car-oriented corridor.*

### RESILIENT AFFORDABILITY

Lower Aramingo Avenue is an access to I-95, linking Fishtown, Port Richmond with the Riverfront. Most fast food restaurants and retails are located along the thoroughfare, including the Fishtown Crossing , a neighborhood shopping center. Besides, the Cione Playground on the Lower Aramingo attracts lots of children to enjoy their leisure time after school. There are several row houses in the intersection with Belgrade Street.

Lower Aramingo Avenue will reflect study-area wide policies encouraging street safety, food access and housing affordability. In line with the vision to offset gentrification while improving connections between the study area. Proposals here approach the challenge of gentrification and lack of affordable

housing, while balancing growth and desirability proximal to riverfront amenities. Lower Aramingo provides an opportunity to fuse together the different needs of Port Richmond and Fishtown residents while preserving the riverfront for open space and recreation.

The intervention on Lower Aramingo involves activating the massive underused space on the vacant land and big box retail. The interventions at Fishtown Crossing and vacant land behind the restaurants on Lower Aramingo seek to transform this hostile and underutilized big box commercial corridor into a thriving mixed- income, mixed-use development. This focus area would be tasked with addressing the lack of affordable housing in the

neighborhood through adding density as well as a percentage of affordable housing, and offset some development pressure in Fishtown and the Riverfront.

The intervention also involves improving the connectivity with the elementary schools on Belgrade Street and transforming the streetscape into a walkable hub for the youngest to eldest residents.

Finally, Lower Aramingo Avenue will transform into a dynamic community adjacent to Fishtown with easy access to I-95 under the proposed policy and physical intervention.

## CASE STUDY: Innovia at Warm Springs, CA



Rendering of the proposed development.

Innovia is an affordable rental project near the new Warm Springs/South Fremont BART station being developed by St. Anton Communities, in collaboration with the City of Fremont, Citibank, RBC Capital Markets, and Lennar.

Retail lines the base fronting the walkway connecting the affordable community to the greater master plan area. Innovation Way, a pedestrian path, runs as a central spine through the community, creating distinct pockets and connecting the community entrance to the new BART Plaza. The master plan offers public gathering spaces of pocket parks, pool decks and active paseos. Retail spaces serve to enhance this thriving walkable neighborhood that provides residents a place to live, work, shop and play.

The community has the density of 47.5 du/ac, with 290 units dedicated to

very low-income households (50% of Area Median Income) and low-income households (60% of Area Median Income). To qualify, applicants cannot exceed the annual gross income based on their household size. For example, a 2-person household cannot earn more than \$62,640 a year to qualify.

Household Size	Annual Gross Income
1 person	\$54,840
2 persons	\$62,640
3 persons	\$70,500
4 persons	\$78,300
5 persons	\$84,600
6 persons	\$90,840
7 persons	\$97,140
8 persons	\$103,380

Income limits by household size.



Rendering of mixed-use buildings at the development.

Rendering by Claudia Aliff

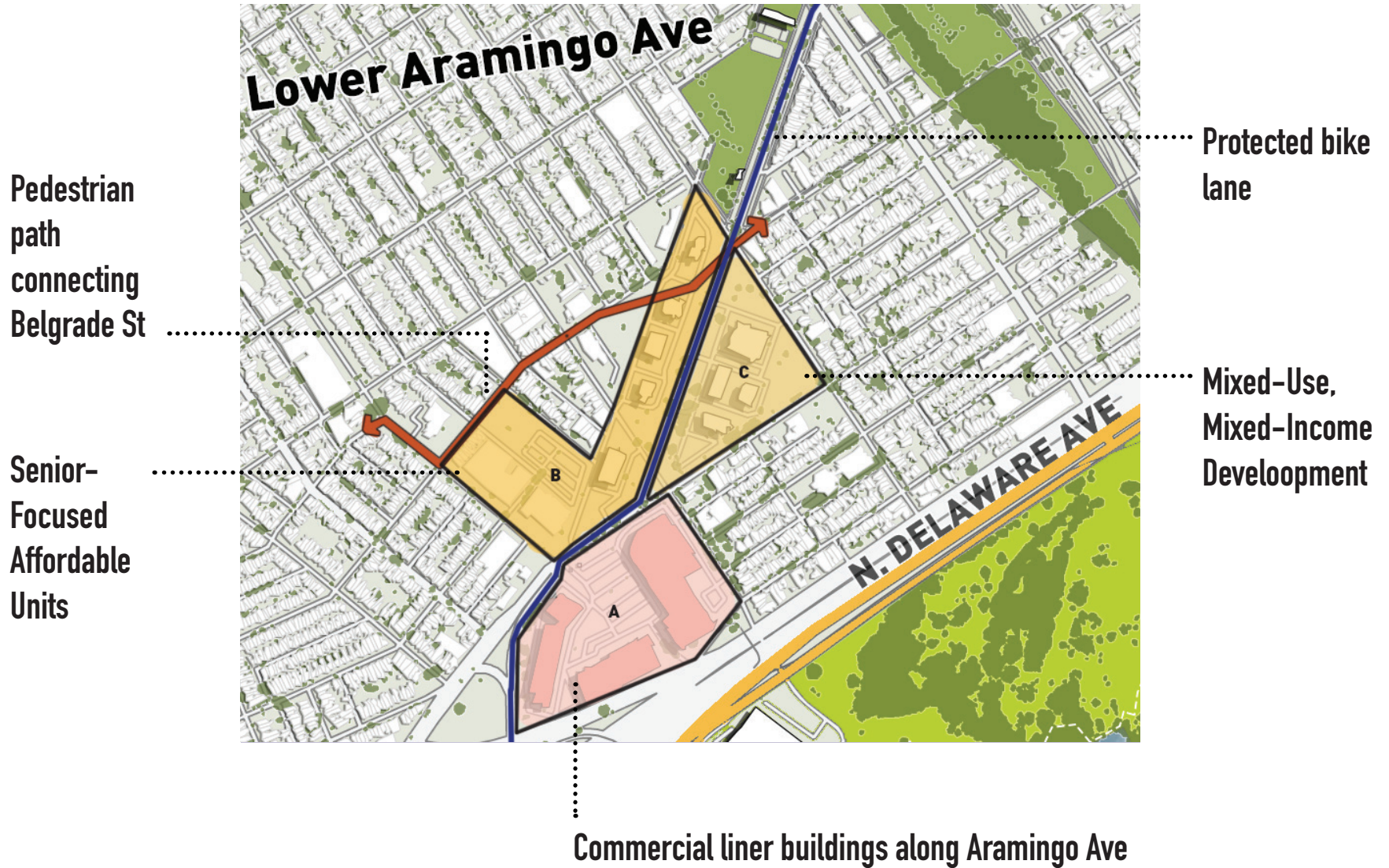


The potential for our site to be denser and greener (above), as opposed to a sea of parking (below).





# NEW SITE PLAN





## PROPOSED PROGRAMS + POLICY

1. Rezone from CA-2 to CMX-3 to create a walkable and dense community near riverfront
2. Implement mixed income development plan by requiring developers to reserve 30% of units at below-market-rate for any new development, and of those 30%, 10% should be reserved for senior tenants
3. Incentivize stormwater infrastructure development through tax deductions for building green infrastructure.

## PROPOSED PHYSICAL INTERVENTIONS

1. Add a commercial liner building to Plot A to further the new pedestrian character of Fishtown Crossing
2. Enhance bus service with improved bus shelters to better connect the Richmond Elementary School and Adaire Elementary School with Cione Recreation Center.
3. Establish healthy food adjacent to improved bus stops.
4. Lower speed limit and implement signage to indicate senior and student crossings.
5. Create protected bike lane.
6. Create pedestrian trail between the two parts of Belgrade St through the development on Lower Aramingo.



*There will be an improved bus station and market stand in the development.*



*Rendering by Xinyi Qiu*

# IMPLEMENTATION OF *Lower Aramingo Avenue*



## 1-3 YEARS

- Change zoning from CA-2 to CMX-3
- Tactical improvements to bus stops
- Post elderly crossing and children crossing signs along Lower Aramingo Ave
- Install temporary bike-lane protection
- Identify developers for the development

**Budget: \$\$**

**Funding Sources:**

- Street Furniture Program

### KEY PARTNERS

- OTIS
- Zoning Board of Adjustments

## 3-5 YEARS

- Liner buildings on Plot A against Aramingo Ave
- Lower speed limit on Aramingo Ave
- Construct permanent bike-lane protection
- Design phase of development
- Create pedestrian footpath reconnecting Belgrade Street, crossing Aramingo

**Budget: \$\$\$\$**

**Funding Sources:**

- Safe Routes Philly
- Multimodal Transportation Fund
- Housing Choice Voucher Program
- Low Income Housing Tax Credits
- Philadelphia Housing Trust Fund





## 5-10 YEARS

### KEY PARTNERS

- OTIS
- PennDOT
- NKCDC
- Private developer
- Philadelphia Housing Authority

- Construct mixed-income apartments at Fishtown Crossing shopping mall for easy access to riverfront amenities and anchor businesses

**Budget: \$\$\$\$\$**

### Funding Sources:

- Street Furniture Program
- Housing Choice Voucher Program
- Low Income Housing Tax Credits
- Philadelphia Housing Trust Fund

### KEY PARTNERS

- OTIS
- SEPTA
- Cedar Reality Trust
- Riverwards Licensing & Inspections Community Group
- DRWC