

Municipal Complex December 2019 Proposal

Developer

Alterra Properties

Market Rate Units

128

Affordable Units (60% AMI)

42

Total New Units

170

Type of units

STD, 1, 2

Police and Fire Parking

24

Public Parking

97

Building Residential Parking

59

Firehouse upgrade and relocation**

yes

Preservation of historic fleet bldg

yes

Separate Affordable Senior Program***

\$2 million reserved for project at or around SPOAC

Inclusion of affordable units

42 units at 60% AMI

Office Space

27,119 sq. ft. (all at Fleet Building)

Commercial Space

12,487 at Fleet, 19,775 at 12th and Reed

School District of Phila (SDP) leasable space****

yes, as part of the repurpose of the fleet building

*New parking will be part of the new complex and at the former police lot off the East side of Reed bet. 11th and 12th, exact number of new spaces dependant on lot remediation and striping

** Existing firehouse would remain open and operational until the new is built and ready for use

*** Not directly part of this proposal. Will require a separate RFP, another developer and additional community engagement process

****Would require the SDP to be interested in leasing the space