February 12, 2018

While the region continues to celebrate an NFL World Championship and people have returned home from gathering in Philadelphia to cheer the victors, it is easy to see the importance of our city as a meeting place. It showcases the need for great public spaces and infrastructure to support visitors as well as those that call Philadelphia home. Our shared vernacular now includes terms like Vision Zero, Complete Streets, Philly Free Streets, sneckdowns, and bike share. It is clear there is a movement to bridge a variety of modes of transportation while improving the urban environment.

In 2017, PARC celebrated the completion of the 12th & Morris Street Project. It improves pedestrian connectivity along East Passyunk Avenue, modifies vehicular movement through the neighborhood and provides opportunities for additional sidewalk space for businesses. It is a project that combines Complete Streets, Vision Zero, sneckdowns, and bike share. These improvements expand the broad appeal of living in urban neighborhoods. They also cost money and require upkeep.

PARC shares a dual mission as both a non-profit real estate development/management company and public space maintenance enhancement organization. What does that mean? Your rent goes back into building preservation, public space improvements, and maintenance. These areas include the Singing Fountain, Mifflin Triangle and other services that support the Avenue and surrounding neighborhoods such as East Passyunk Crossing and Passyunk Square.

PARC got down to business as it welcomed three new commercial tenants to the Avenue; Manatawny Still Works, Rival Bros. Coffee, and Pistola’s Del Sur. Primal Supply Meats will join the Avenue in early 2018. PARC provides many additional services to the Avenue and neighborhood: daily cleaning and maintenance of the Singing Fountain, Mifflin Triangle and the Gateway, installation of a new electrical and automated water pump for the Singing Fountain, trash pick-up six days a week collecting over 7,000 bags for the year, cleaning after special events e.g. Flavors of the Avenue, the weekly Farm to City Farmers Market, sponsorship of special events, e.g. Holiday Tree Lighting at the Singing Fountain, and planting of seasonal flowers along the Avenue and in window boxes of PARC properties.

I hope you enjoy PARC’s Annual Report and as well as all the amenities that make East Passyunk Avenue a great place to work and call home.

Sincerely,

Bryan R. Fenstermaker | Executive Director
ABOUT PARC

The Passyunk Avenue Revitalization Corporation (PARC) thanks you for being a tenant in one of our properties. We hope this last year has been as productive for you as it has been for our organization. Within this report, we provide general information about PARC and Passyunk Ave including our organization’s board, programs and services, as well as useful resources concerning the neighborhoods surrounding East Passyunk Avenue. PARC has an ongoing mission is to provide community services through dual strategies; as both a non-profit real estate development/management company and a public space maintenance and enhancement organization. As a management company PARC owns real estate primarily on the Passyunk Avenue retail corridor and commits to community engagement and business attraction to ensure a quality retail mix that serves both the neighborhood and the region. PARC also provides supplementary public space maintenance, public event support, and improvement services on Passyunk Avenue.

BOARD OF DIRECTORS

A Pennsylvania 501(c)3 non-profit corporation, PARC is overseen by a board of directors with representation from a diverse group of members.

PARC DIRECTORS INCLUDE:

Paul Levy: Board Chair / CEO of Philadelphia’s Center City District

James Pearlstein: Vice Chair / President of Pearl Properties

Christopher Terlizzi: Treasurer / Regional Manager for Commercial Real Estate Lending at Key Bank Real Estate Capital

Sara Doelger: Secretary / Vice President Argosy Real-Estate Partners

Laura Slutsky: Urban Land Institute / Executive Director

Alan Hoffmann: Delaware River Waterfront Corporation.

Andrew Erace: Owner / Green Aisle Grocery

Dan Pohlig: East Passyunk Crossing Civic

Darren Fava: East Passyunk Crossing Civic

David Goldfarb: Passyunk Square Civic

Jared Klein: Passyunk Square Civic
# What We Do

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Cleaning</td>
<td>12%</td>
</tr>
<tr>
<td>Public Cleaning &amp; Maintenance</td>
<td>26%</td>
</tr>
<tr>
<td>New Public Spaces</td>
<td>30%</td>
</tr>
<tr>
<td>Property Management &amp; Taxes</td>
<td>31%</td>
</tr>
</tbody>
</table>

## Where Your Rent Goes?

- Neighborhood Amenities
- New Infrastructure
- New Businesses
- Public Space Maintenance
- Special Event Support
- Partner Support
We were thrilled to support a project that was developed in close partnership with PARC, the EPA BID and our partner agency the Streets Department that resulted in such a great final product. PARC conceived of the project, dedicated their own funding to making it happen, and then requested City support when it became clear that the scope of work needed to do a comprehensive safety upgrade would need additional funding. Passyunk Ave is a great place to stroll and now shoppers, diners, residents and visitors have an inviting and easy-to-navigate way to cross this intersection right in the heart of the Avenue.” - Denis Murphy, Director of Corridor Development, Office of Neighborhood Economic Development, Department of Commerce, City of Philadelphia

VISION ZERO
City of Philadelphia

Vision Zero prioritizes human life and seeks to eliminate the prevailing sentiment that traffic crashes are inevitable accidents. Rooted in Mayor Kenney’s commitment to improving the traffic safety and saving lives, Vision Zero is a result of a collaboration of various governmental agencies, as well as community and advocacy groups. Through road design, education, and traffic safety enforcement, we can eliminate traffic-related deaths.
NEW REHAB & RETAIL

RIVAL BROS. COFFEE ROASTERS

2016

BEFORE

2017

AFTER

MANTANAWNY STILL WORKS
Six days a week all year, we clear trash along the streets outlined above. In addition to providing cleaning our team provides set-up, break-down and cleaning services for special events, and they maintain the BigBelly trash cans on the Avenue. As an essential service for retaining East Passyunk Avenue’s regional attraction and visitor appeal, in 2017 our crew removed 7,383 large (55 gallon) bags of trash from neighborhood sidewalks - that is approximately 140 tons of garbage, or more than 16 dump trucks!
E. PASSYUNK AVE

Properties on Passyunk

26.3% HOME / APTS.
25.4% OTHER RETAIL
22.5% RESTAURANTS
9.6% PERSONAL SERVICES
8.3% VACANT
5.4% OTHER OFFICE
2.5% PRO./FINANCIAL SERVICES

283 COMMERCIAL PROPERTIES
OVER 200 BUSINESSES
3,451 ESTIMATED PEDESTRIANS / DAY
4,050 ESTIMATED VEHICLES / DAY
487 ESTIMATED BICYCLISTS / DAY
37 ESTIMATED BIKE RENTALS / DAY

Vehicle, pedestrian, and bicycle estimates from PARC traffic counts and Indego Data

PARC Properties on East Passyunk Ave

2017 ANNUAL REPORT   |  1134 TITAN STREET   |  215.551.5111
PASSYUNK CORPORATION REVITALIZATION AVENUE
### ASSETS

**Current Assets**
- Cash & Cash Equivalents: $1,232,411
- Accounts Receivable: 6,970
- Prepaid Expenses: 11,204
- Note Receivable, Current: 10,390

**Total Current Assets**: 1,260,975

**Non-Current Assets**
- Property & Equipment: 8,510,012
- Note receivable, long-term: -

**Total Assets**: $9,770,987

### LIABILITIES & NET ASSETS

**Current Liabilities**
- Accounts Payable & Accrued Expenses: $200,280
- Deferred Revenue: 20,350
- Current Portion of Long-Term Debt: 839,919

**Total Current Liabilities**: 1,060,549

**Long-Term Debt**: 1,498,215

**Financing costs, net of accumulated amortization of $5,760 for 2016 and $3,137 for 2015**
- (12,170)

**Net long-term debt**: 1,486,045

**Deposits**: 41,213

**Total Liabilities**: 2,587,807

**Net Assets**
- **Unrestricted**
  - Undesignated: 6,642,084
  - Board Designated: 541,096

**Total Unrestricted Net Assets**: 7,183,180

**Total Liabilities & Net Assets**: 9,770,987
THE FOUNTAIN FARMERS’ MARKET (at the Singing Fountain): Open Wednesdays from 3 p.m. to 7 p.m. from mid-May to the Wednesday before Thanksgiving. FMNP and WIC vouchers accepted.

DICKINSON SQUARE FARMERS’ MARKET (at Moyamensing Ave. & Morris St.): Open every Sunday from 10 a.m. to 2 p.m. from mid-May to the Wednesday before Thanksgiving. FMNP and WIC vouchers accepted.

BROAD & SYNDER FARMERS’ MARKET: Open Tuesdays from 2 p.m. to 6 p.m. between June 13th and November. Accepts SNAP/ACCESS cards, Philly Food Bucks, WIC, and FMNP vouchers.

For a list of contacts & resources see the back cover.
RESOURCES

HOUSING SUPPORT

Philadelphia Gas Works
215.235.1000 | pgworks.com

PECO (Electric Company)
215.841.4000 | peco.com

Comcast / Xfinity
877.561.8321 | comcast.net

CIVIC RESOURCES

Senator Farnese - District 1
215.952.3121 or 717.787.5662

Councilman Squilla - District 1
215.686.3458 or 215.686.3459

Passyunk Square Civic Association
passyunksquare.org | contact@passyunk.org

East Passyunk Crossing Civic Association
epcrossing.org | contact@epcrossing.org

PERSONAL EMERGENCY

Philadelphia Police Department
215.686.3030 | phillypolice.com
Local Precinct at 1300 S. 11th St.

Philadelphia Fire Department
215.686.1300 | phila.gov/fire

Pennsylvania Hospital
800 Spruce St. | 215.829.3000

Jefferson’s Methodist ER
215.952.9000 | 2301 S. Broad St.

NEWS ORGANIZATIONS & BLOGS

Philadelphia Inquirer
1.800.222.2765, 215.222.2765 | philly.com

South Philly Review
215.336.2500 | southphillyreview.com

Plan Philly
215.351.1200 | planphilly.com

NEIGHBORHOOD RESOURCES

Philly 311 - Report Issues to City
Dial 311 | philly311@phila.gov

Visit East Passyunk (BID Website)
215.336.1455 | visiteastpassyunk.com

South Philadelphia Library
215.685.1866 | 1700 S. Broad St.

Columbus Square Recreation Center
215.685.1890 | mycolumbussquare.org

Nearby Bus Routes
Route 29 - Tasker & Morris to Pier 70
Route 45 - S. 11th & 12th Streets to Center City

LIVING IN PHILADELPHIA

SEPTA (Public Transit)
215.580.7800 | septa.org

Philadelphia Parking Authority
35 N. 8th St., 701 Market St #5400 | 215.683.9730

Pennsylvania DMV (Drivers License Center)
801 Arch St. | 800.932.4600

Pennsylvania DMV (Photo License Center)
330 W. Oregon Ave. | 717.412.5300

City of Philadelphia
215.686.1776 | philadelphia.gov