



**Francisville Neighborhood Development Corporation.**

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## **Mission Statement**

The Francisville Neighborhood Development Corporation (FNDC) mission is to improve the quality of life in the Francisville community through Commercial and Residential Development and to implement programs designed to develop the youth, aid senior citizens, and generally invest in the people of Francisville. Our aim is to be a resource for information and communication, thereby insuring that all residents can have an active role in the growth and development of their community.

## **History ([See Strategic Plan for more](#))**

Formally known as Concerned Residents of Francisville Community Development Corporation, Francisville NDC, a 501c3 non-profit organization, was formed in 2002 by Penelope Giles, (ED/Founder/President), with the invaluable help and support of Mr. Fred Snead Ali. The organization grew out of a desire to see our once thriving Commercial Corridor Ridge Avenue Revitalized and employing people from the neighborhood. Through this endeavor it was soon realized that there was a severe lack of community interest in active involvement. The community also lacked interest in how the Francisville Community would be developed equitably economically, residentially or socially. This lack of community involvement and interest was the motivation behind our mission and our ongoing work in Francisville.

The organization received its 501c3 non-profit status in March of 2005. Prior to that, the organization spent a great deal of time working to stimulate residents to be more active in community affairs. In the fall of 2003 during the Mayoral election, the idea of creating an information network was conceived. Members set up stations at polling locations and signed up over 500 residents. The Francisville Information Network was launched in January of 2004. This marked the turning point for the organization and the community as participation in community meetings and events increased dramatically and membership in the organization tripled as a result.

In the spring of 2004, the organization was selected by the University of Pennsylvania's Graduate School of Architecture and Design to do a Development Plan for Ridge Avenue from Broad Street to Girard Avenue. Community participation in the creation of the plan was very high largely due to the Information Network. The Francisville Ridge Avenue Development Plan was completed in June of 2005. While conceptual in nature, the plan recommended the creation of a comprehensive residential development plan and implementation for business retention and attraction.

Keeping our eye on the prize, we organization set out to find funding to do a Comprehensive Development Plan for the entire Francisville Community. Partnering with People for People and the Fairmount CDC; Francisville NDC applied for and was awarded a \$100,000 planning grant from the Wachovia Regional Foundation. The Wachovia Regional Foundation Planning Grant brought Francisville NDC that much closer to the larger goal of building a self-contained walk-able community; a place to live, work, play, and shop.

Our neighborhood continues to transform and grow economically and has become more ethnically diverse. We continue to be a Neighborhood striving and learning to live in harmony with each other so that we might become a model for the whole world! Francisville NDC is the primary coordinating RCO. We review, vet,

and help guide the development of our commercial corridor and residential community while continuing to seed and support cultural and economic diversity in our neighborhood.

Our own real estate development includes acquiring 8 properties from the City of Philadelphia to construct 3 mixed use projects aligned with our mission and neighborhood plan.

### **2020 Update:**

**1608-12 Ridge Avenue;** in 2013 using 3 of 8 parcels the organization owns in the 1600 block of Ridge Avenue, we partnered with How Properties to Develop 1608 –12 Ridge Avenue (The LENNI). The goal of the project was to create “affordable retail space” on the ground floor and lower level. This was accomplished through renting market rate apartments to subsidize the rent of the commercial space, thereby providing a space that FNDC can occupy and also offer space to indigenous and local entrepreneurs. This indoor space will house a minority/woman owned clothing boutique on the ground floor and a Zen Zone Wellness Community Spa in the Lower Level. This business/program model is designed to nurture a healthier and more harmonious community, help keep our community’s spending power and talent the neighborhood and offer residents an affordable quality of life amenity within a short walk from their homes.

**1628-32 Ridge Avenue** is the site of the Year-round outdoor vendor Market and Event Space, the “Indigenous Peoples artisan Marketplace” [IPaM]. Presently under construction and slated to open in April 2020, IPM will house the FNDC owned and operated Small Seeds Commissary Food Court supporting up to 6 on site culinary artisans AKA prepared food vendors, 25 Craft/Resale Vendors, Local Growers and Urban Farm Vendors, Culinary Artisans and provide access to the Reading Terminal Market fresh meat, poultry and seafood vendors via online shopping and pickup service at our location. The site will also provide the organization with a central location on the Corridor to hold Public and Private Events, Fundraisers and continue to seed a unique and local Artisan Community.

**1638-40 Ridge Avenue** will be developed into a mixed-use building housing 11-12 multi-sized residential dwellings. Following the same model as 1608—12 Ridge avenue, the Market Rate Residential will subsidize the cost of the organization operating in the commercial space. The entire ground floor and lower lever dedicated to a retail purpose and FNDC Executive Offices.