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Philadelphia Redevelopment Authority Selects Rivage Developer
Onion Flats Chosen to Develop Residential and Retail in East Falls

Philadelphia, PA- The Philadelphia Redevelopment Authority (PRA) Board has selected local developer Onion Flats to develop the Rivage site in the East Falls section of Philadelphia. The Onion Flats proposal “The Ridge” will bring 126 residential units and 8,700 square feet of retail to the currently vacant parcel bordered by Kelly Drive, Calumet Street and Ridge Avenue.

“Onion Flats has proposed an exciting development that will create a spectacular gateway to East Falls,” said PRA Executive Director Ed Covington. “The sustainability features will place “The Ridge” on the cutting edge of development, not just in Philadelphia but nationally.”

“The Ridge” will be a five-story building with one- and two-bedroom rental units. The retail space will be located along Ridge Avenue and Calumet Street. It will also include a 20,000 square foot garden and a River Terrace along Kelly Drive.

“The Ridge” will also be Philadelphia’s first and the nation’s largest net zero energy mixed-use residential-retail community. Net zero energy means that the development’s net energy consumption will be zero. All energy required for heating, cooling, lighting and domestic hot water will be generated on site.

Other sustainability elements will include:

- Green roofs over 100 percent of the built area
- A 300 kilowatt photovoltaic solar array
- Parking for Zip Cars and charging ports for electric vehicles
- Interior bicycle storage for all residents
- Fewer residential parking spaces than residential units

“The Ridge” is also expected to consume 50 percent less water than traditional developments.

“The design of “The Ridge” is unlike anything seen before in Philadelphia,” said Covington. “It will completely transform the way Philadelphians view residential and retail development and set a new standard for our city.”

The PRA board approved preliminary selection of Onion Flats as the developer for the Rivage site at its December 5, 2011 board meeting. PRA and Onion Flats have until June 2012 to enter into a full redevelopment agreement. That agreement will include a final sales price for the parcel and the development’s specific design and sustainability features. Construction is expected to start in early 2013 and be completed in spring 2014.

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