

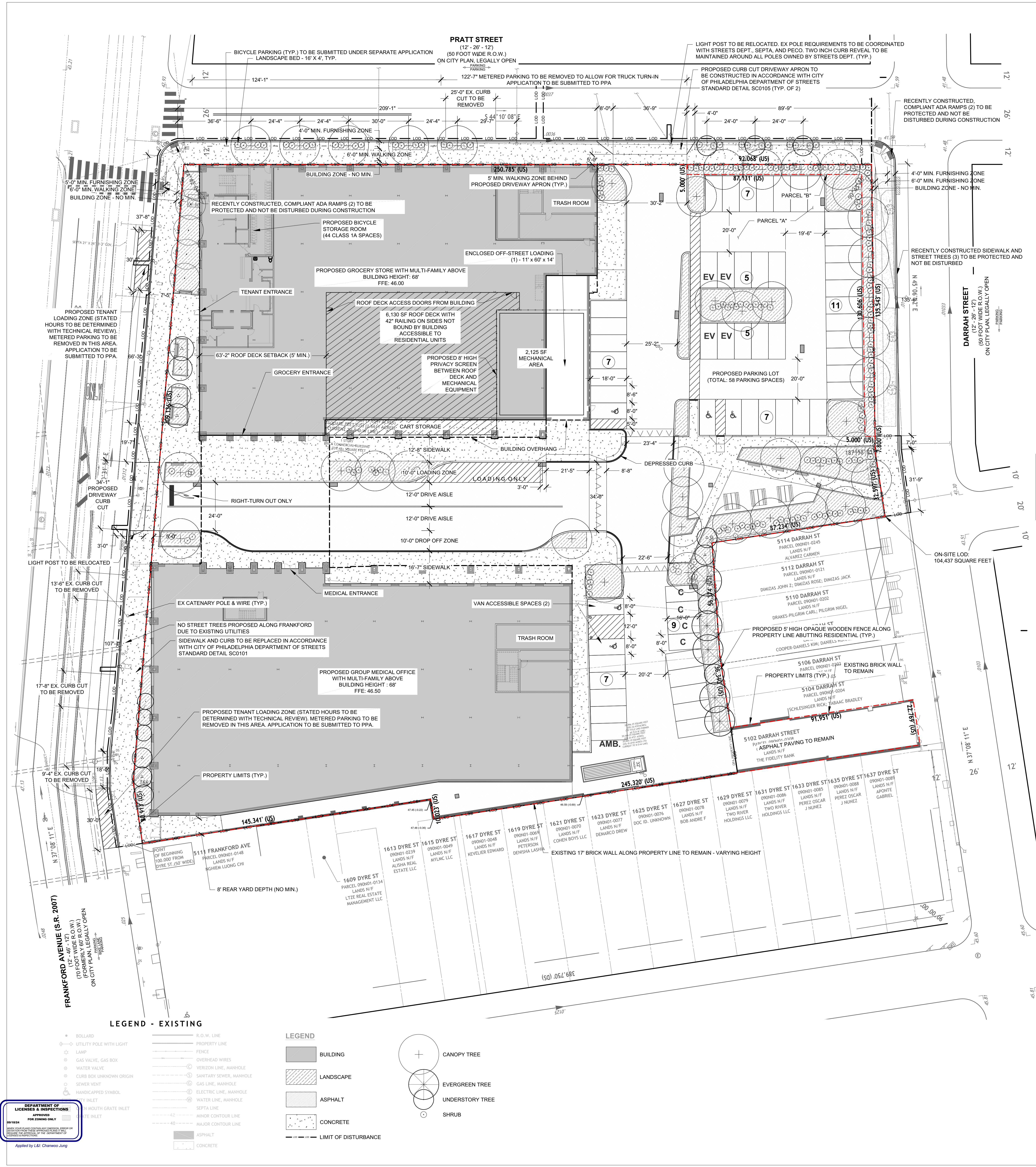


TABLE 1. ZONING COMPLIANCE TABLE, PARCEL A

CMX-3 BASE DISTRICT NEIGHBORHOOD COMMERCIAL MIXED-USE (APPROVED BILL NO. 230714)	PROPOSED	ALLOWABLE / REQUIRED
OVERLAY DISTRICTS: /TOD TRANSIT-ORIENTED DEV. /MIN MIXED INCOME NEIGHBORHOODS		
USES:		
MULTI-FAM (# OF DWELLING UNITS) ^{(1),(2)}	132	PERMITTED USE
RETAIL - GROCERY (SQ. FT.) ^{(1),(2)}	20,404	PERMITTED USE
OFFICE - GROUP MEDICAL (SQ. FT.) ^{(1),(2)}	43,816	PERMITTED USE
MAX. OCCUPIED AREA IN MIN (% OF LOT AREA)	45.9%	90%
MIN. SIDE YARD WIDTH (FT.)	NA	8
MIN. BUILDING HEIGHT (FT.) ^{(1),(3)}	68	25
MIN. PRIMARY STREET FRONTAGE (ft.) ^{(1),(4)}	80%	80%
MAX. PARKING ^{(1),(5)}	58	66
MIN. PARKING ^{(1),(6)}	58	26
MIN ADA PARKING SPACES:	5 (2 VAN)	3 (1 VAN)
MIN. EV PARKING SPACES:	4	4
CLASS 1A BICYCLE SPACES ^{(1),(7)}	44	44
BICYCLE SPACES (ALL USES EXCEPT RES.) ^{(1),(8)}	8	7
ENCLOSED OFF-STREET LOADING ^{(1),(9)}	1	2

NOTES:
(1.1) THIS IS AN AFFORDABLE HOUSING PROPERTY IN ACCORDANCE WITH APPROVED BILL NO. 230776.
(1.2) PER 14-513(A)(B), USES ARE INCLUDED UNDER REQUIRED GROUND FLOOR USES ALONG PRIMARY FRONTAGE. PRATT STREET IS PRIMARY FRONTAGE.
(1.3) PER 14-513(A)(A), MINIMUM BUILDING HEIGHT IS 25' IN A TOD.
(1.4) PER 14-513(A)(A), NEW BUILDINGS MUST BE BUILT TO THE STREET LINE AT GROUND LEVEL, ALONG AT LEAST 80% OF THE PRIMARY STREET FRONTAGE IN A TOD. PRATT STREET IS PRIMARY FRONTAGE.
(1.5) PER 14-513(B)(6)&(7), FOR NON-RESIDENTIAL USES, ANY ACCESSORY PARKING REQUIREMENT MAY NOT BE EXCEEDED BY MORE THAN 50% IN A TOD. FOR RESIDENTIAL USES, NO MORE THAN ONE AUTO PARKING SPACE MAY BE PROVIDED PER EVERY TWO HOUSING UNITS, ROUNDING UP TO THE NEAREST WHOLE NUMBER.
(1.6) PER TABLE 14-533-5, MINIMUM PARKING SPACES IN THE MIN IS 2 PER 10 UNITS IN CMX-3.
(1.7) 1 PER 3 UNITS. CLASS 1A BICYCLE SPACES PROVIDED IN A BICYCLE STORAGE ROOM ACCESSIBLE FROM THE RIGHT-OF-WAY AND THROUGH THE INTERIOR CORRIDOR.
(1.8) 1 PER EVERY 10,000 SQ. FT. FOR ALL USES OTHER THAN RESIDENTIAL.
(1.9) CALCULATION PER TABLE 14-806-1, WAIVER ISSUED FROM THE STREETS DEPARTMENT FOR A REDUCTION IN ENCLOSED OFF-STREET LOADING SPACES FROM 2 SPACES TO 1 SPACE.

TABLE 2. GFA CHART, PARCEL A

FLOOR	RESIDENTIAL GFA	RETAIL + HEALTHCARE GFA	TOTAL GFA
FIRST FLOOR (SQ. FT.):	6,527	41,672	48,199
SECOND FLOOR (SQ. FT.):	19,342	22,548	42,090
THIRD FLOOR (SQ. FT.):	37,619		37,619
FOURTH FLOOR (SQ. FT.):	37,619		37,619
FIFTH FLOOR (SQ. FT.):	37,619		37,619
TOTAL (SQ. FT.):	138,926	64,220	203,146

TABLE 3. FAR CALCULATION, PARCEL A

TOTAL ALLOWABLE FAR (%) ^{(3),(1)}	800%
TOTAL LOT AREA:	104,925.73
TOTAL ALLOWABLE GFA (SQ. FT.):	839,406
TOTAL PROPOSED GFA (SQ. FT.):	203,146

NOTES:
(3.1) PER TABLE 14-533-4, FAR=800% FOR CMX-3 WITHIN MIN AND TOD.

TABLE 4. COMPLETE STREETS POLICY REQUIREMENTS

LOT FRONTAGE STREET	STREET TYPE	MIN. WALKING ZONE	MIN. FURNISHING ZONE	MIN. BUILDING ZONE
FRANKFORD AVE.	WALKABLE COMMERCIAL CORRIDOR	6'	4'	No Min.
PRATT STREET	CITY NEIGHBORHOOD	6'	4'	No Min.
DARRAH STREET	CITY NEIGHBORHOOD	6'	4'	No Min.

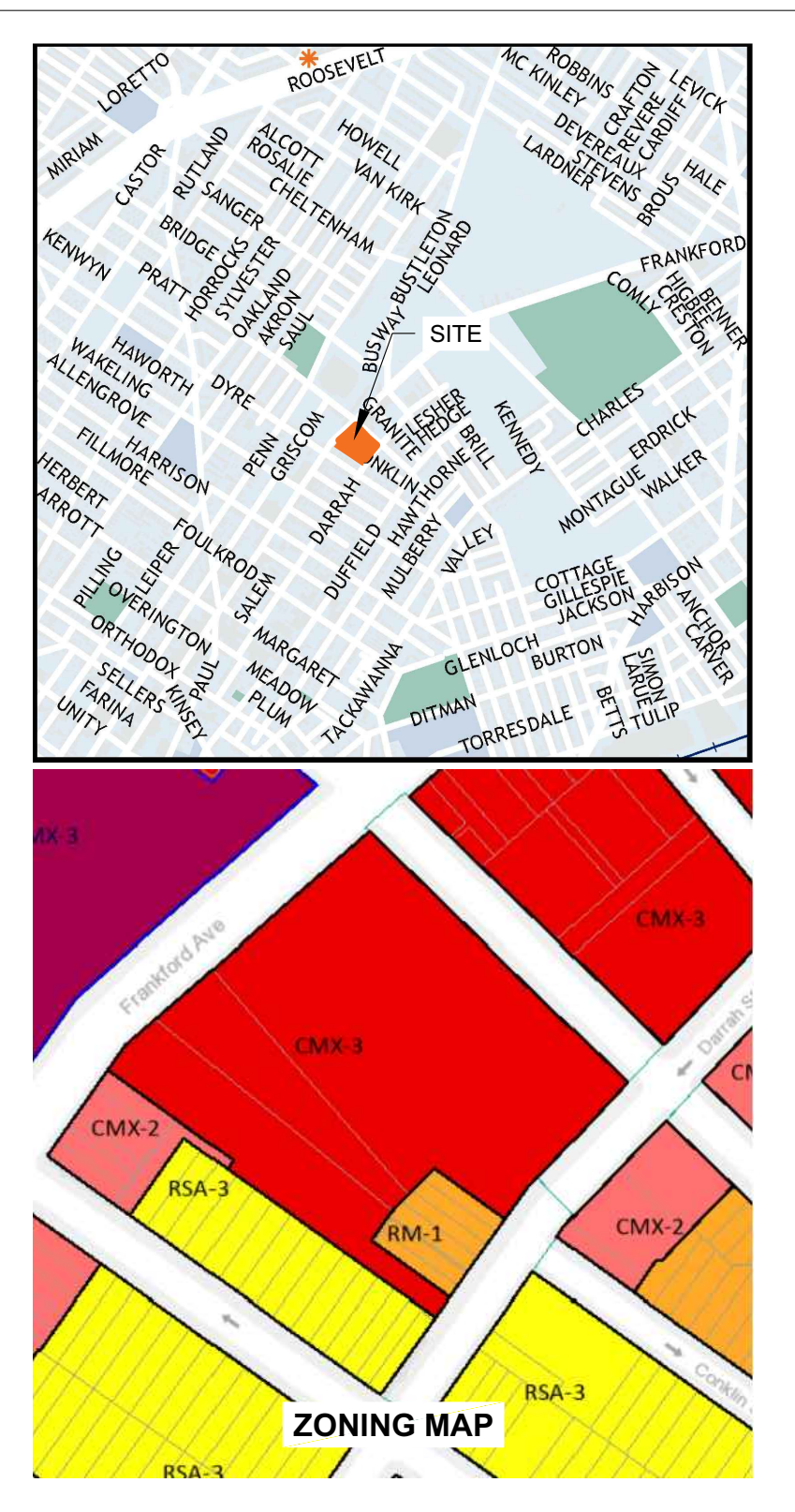
In accordance with the terms and provisions of Section 14-533 of the Philadelphia Code pertaining to the
**/MIN, MIXED-INCOME NEIGHBORHOODS
OVERLAY DISTRICT**

The applicant has submitted a complete form
acknowledging an understanding of the requirements
of Section 14-533 of the Philadelphia Code.

Applied Electronically By: MEG CAVANAGH
September 10, 2024
Lodger No: **E-5962**
Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-701 (1) (i) and 14-603 (1) (c) of the Philadelphia Code pertaining to Commission selection of
**REAR LOT LINE, PRIMARY FRONTAGE,
AND REAR STREET**
Pratt St
Pratt St
L&I will determine

Applied Electronically By: MEG CAVANAGH
September 9, 2024
Lodger No: **E-5962**
Philadelphia City Planning Commission



- GENERAL NOTES:
- SITE LOCATION:
5129-5135 FRANKFORD AVENUE, OPA #682096000
5113-17 FRANKFORD AVENUE, OPA #885877900
5119-25 FRANKFORD AVENUE, OPA #882754900
5102 DARRAH STREET, OPA #82222400
PHILADELPHIA, PA 19124
 - REGISTERED OWNER/APPLICANT:
KIMBERLY WASHINGTON
FRANKFORD COMMUNITY DEVELOPMENT CORPORATION
4667-69 PAUL STREET, PHILADELPHIA PA 19124
215-743-6580 ext. 102
KWASHINGTON.FDCD@GMAIL.COM
 - PLAN REFERENCES SURVEY BY:
RODRIGUEZ CONSULTING
100 W. OXFORD STREET, SUITE E-3100
PHILADELPHIA, PA 19122
PLAN DATED: 01/30/2023
 - SUBJECT PROPERTY IS LOCATED WITHIN THE CMX-3 DISTRICT PER APPROVED BILL NO. 230714. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
 - THE PROJECT PROPOSES LOT LINE RELOCATION OF FOUR EXISTING PARCELS TO TWO PARCELS (PARCEL "A" AND PARCEL "B"). DEMOLITION OF AN EXISTING STRUCTURE, AND CONSTRUCTION OF A 5-STORY MULTI-USE BUILDING, INCLUDING GROCERY STORE, HEALTH CARE, AND 132 AFFORDABLE HOUSING UNITS. DEVELOPMENT INCLUDES 58 ACCESSORY, 44 CLASS 1A BICYCLE PARKING SPACES, AND 7 OUTDOOR BICYCLE SPACES.
 - THE ON-SITE AREA OF DISTURBANCE IS 104,437 SQ. FT. (2.39 AC.). THE COMBINED AREA OF DISTURBANCE IS 114,136 SF (2.62 AC.).
 - THE ENTIRE SITE CONTAINS URBAN LAND SOIL (UD).
 - THE PROJECT IS LOCATED WITHIN THE DELAWARE DIRECT WATERSHED. PWD ERSA TRACKING NUMBER: FY24-FRAN-7646-01.
 - SUBJECT PROPERTY TO BE SERVICED BY MUNICIPAL WATER AND SEWER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PHILADELPHIA WATER DEPARTMENT.
 - THE EXISTING CONDITIONS PLAN AND LOT CONSOLIDATION PLAN SHOWN HEREON WAS PREPARED BY RODRIGUEZ CONSULTING (DATED 01/30/2023 AND 04/07/2023) AND PROVIDED TO STUDIO SUSTENA FOR USE. THIS REFERENCE IS FOR ALL PROPERTY AND BOUNDARY INFORMATION PRESENTED ON THIS PLAN.
 - THE VERTICAL CONTROL NETWORK IS REFERENCED TO THE CITY OF PHILADELPHIA DATUM. THE CONVERSION FACTOR BETWEEN CITY DATUM AND NAVD83 IS +4.35 FEET. THE SITE BENCHMARK IS THE RIM OF A SEWER MANHOLE LOCATED ON THE INTERSECTION OF DARRAH STREET AND CONKLIN STREET. EL. +43.60' (CITY OF PHILADELPHIA DATUM)
 - THERE ARE NO WATERBODIES/WATERCOURSES WITHIN 100 FEET OF THE SITE.
 - THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND LIMITS OF ALL EXISTING UTILITIES.
 - BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER: 420750114H, COMMUNITY NAME: CITY OF PHILADELPHIA, EFFECTIVE DATE: 11/18/2015

studio
sustena

Landscape Architecture Reimagined

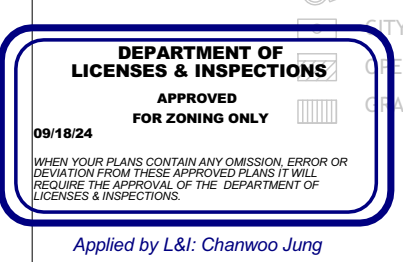
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR LATER TIME. USE OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF STUDIO SUSTENA REQUIRES THE SERVICES OF PROPERLY LICENSED LANDSCAPE ARCHITECTS AND ENGINEERS. PRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PROJECT TEAM
LANDSCAPE ARCHITECT:
STUDIO SUSTENA
4537 WAYNE AVENUE
PHILADELPHIA, PA 19102
215-247-8784 | STUDIO-SUSTENA.COM
ARCHITECT:
WULFF ARCHITECTS
1515 LOCUST STREET, 2ND FLOOR
PHILADELPHIA, PA 19102
215-985-0550 | WULFFARCHITECTS.COM

FRANKFORD
PLAZA
PHILADELPHIA, PA

ISSUE BLOCK:
1 01/26/2024 ZONING 1ST SUB.
2 04/17/2024 ZONING 2ND SUB.
3 05/23/2024 ZONING 3RD SUB.
4 06/25/2024 ZONING 4TH SUB.
5 06/28/2024 CDR SUBMISSION
6 08/20/2024 ZONING 5TH SUB.

CHECKED BY: SP
DRAWN BY: CH
SCALE: AS NOTED
SHEET NAME: ZONING PLAN
SHEET NUMBER: Z-100



Zoning Permit

Permit Number ZP-2024-009724

LOCATION OF WORK 5129 FRANKFORD AVE T-A-502780, Philadelphia, PA 19124-1903	PERMIT FEE \$1,102.00	DATE ISSUED 9/20/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE COMPLETE REMOVAL OF ALL STRUCTURES ON THE LOT; FOR THE ERECTION OF A DETACHED STRUCTURE WITH A ROOF DECK (FOR RESIDENTIAL USE ONLY) ACCESSED FROM THE BUILDING; SIZE AND LOCATION AS SHOWN ON THE PLAN.

APPROVED USE(S)
Medical, Dental, and Health Practitioner - Group Medical, Dental, and Health Practitioner; Residential - Household Living - Multi-Family; Retail Sales - Food, Beverages, and Groceries

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

-  **CONDITIONS AND LIMITATIONS:**
- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
 - All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
 - The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2024-009724

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5129 FRANKFORD AVE T-A-502780, Philadelphia, PA 19124-1903

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR USE AS A GROUP MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE, RETAIL SALES OF FOOD, BEVERAGES, AND GROCERIES, AND MULTI-FAMILY (TOTAL OF ONE-HUNDRED THIRTY-TWO (132) DWELLING UNITS, INCLUDING (80) AFFORDABLE UNITS) HOUSEHOLD LIVING; WITH A TOTAL OF FIFTY-EIGHT (58) ACCESSORY OFF-STREET SURFACE PARKING SPACES, FIVE (5) ADA ACCESSIBLE PARKING SPACES, INCLUDING TWO (2) VAN ACCESSIBLE SPACES, FOUR (4) EV SPACES, ONE (1) ACCESSORY OFF-STREET LOADING SPACE; AND FORTY-FOUR (44) ACCESSORY CLASS 1A BICYCLE PARKING SPACES LOCATED ALONG AN ACCESSIBLE ROUTE; SIZE AND LOCATION AS SHOWN ON THE PLAN.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.