

Density and Height Bonus Summary				
Green Roof Density Bonus: 27 Units x 1.25 = 33 Units				
USE: Mixed Use				
Dwelling Unit Density	Allowed: 33 Units	Earned: 33 x 25% = 8 Units	Used: 7 Units	Total Units: 33+7 = 40 Units (Proposed)
Building Height	Allowed: 38'-0"	Earned: + 7'-0"	Used: 7'-0"	Total Units: 45'-0"
Fee in Lieu of Providing Affordable Units: Moderate Income Bonus Sought, 25% increase in units permitted (The Greater of the 2 Below Govern):				
Method 1:	Cost per Lot Area Formula	\$20 per SF of Lot Area = Fee		\$20 x 13,084 = \$261,680
Method 2:	Cost per Unit Formula	Units Earned x \$25,000/Unit = Fee		8 x \$25,000 = \$200,000
Proposed Bill: 210474	Providing 10% of 40 units as affordable = 4 affordable units			
Final Fee: \$261,680				

PROJECT SUMMARY: 3748-52 LANCASTER AVE
For the erection of a detached structure with roof deck and roof deck access structures with vacant commercial space at the ground floor and multi-family household living for forty (40) dwelling units. Provide 14 bicycle stalls. Green Roof and Mixed Income Housing Bonus included.

ZONING: CMX-2, Neighborhood Commercial Mixed-Use
ABUTTING ZONING DISTRICT: N/A
ZONING DISTRICT ACROSS STREET: CMX-2/RM-1: Lancaster Avenue
CMX-4: Powelton Avenue
CMX-2/RSA-3: 38th Street

LOT AREA: 13,084 US SF
BUILDING FOOTPRINT: 10,042 US SF

NCO Neighborhood Conservation Overlay District - Powelton Village Zone 2 (14-504(9))
Note: 35' Height restriction does not apply to Commercially Zoned Properties

USE: Mixed Use Structure (Uses Green Roof and Mixed Income Housing Bonus) with 40 Dwelling Units on Floors 2-4 with Vacant Ground Floor Commercial

	ALLOWED	W/GREEN ROOF	W/MOD. INCOME	PROPOSED
DWELLING UNITS	27	33	41	40

DIMENSIONAL STANDARDS

	REQUIRED/ALLOWED	PROPOSED
MIN LOT AREA	N/A	13,084 SF
MIN LOT WIDTH	N/A	187'-11 3/4" *
OPEN AREA	2,617 SF (20%) Corner	3,042 SF (23%)
OCCUPIED AREA	10,467 SF (80%) Corner	10,042 SF (77%)
FRONT YARD SETBACK	0'	10'
SIDE YARD SETBACK	0'	0'
REAR YARD DEPTH	The greater of 9' or 10%	0' ***
HEIGHT	of lot depth 38'	45'-0" **

PARKING STANDARDS

	REQUIRED/ALLOWED	PROPOSED
BICYCLE STALLS	1 PER 3 UNITS	40/3 = 14 STALLS
Interior Bike Storage Room provided		

* Assumes primary frontage is Lancaster Avenue
** Assumes the use of Mixed Income Housing height bonus of 7 ft. per Table 14-702-2: "Building Height Summary"
*** Section 14-701(d).3): When a property is completely surrounded by streets, only the front yard requirements of the zoning district shall apply.

ZONING NOTES:
1. Pilot houses are to contain stairs and landings only.
2. Proposed roof decks are to be setback minimum 5'-0" from Right of Ways.
3. Guard rails/typical parapets are 42" AFF.

PHILADELPHIA ZONING CODE REFERENCES:

14-602(2)[2] Minimum Lot Area Per Dwelling Unit:
In the CMX-2 district, a minimum of 480 sq. ft. of lot area is required per dwelling unit, provided that whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.

3748-52 Lancaster Lot Area: 13,084 sq. ft.
Total Permitted Units without bonuses: 13,084 / 480 = 27 units

Total Permitted Units with Green Roof Bonus (+25%) per 14-602(7):
27 + 6 = 33 units (Based on Green Roof)

Total Permitted Units with Mixed Income Housing Bonus (+25%) per 14-702(7):
33 + 8 = 41 units (Based on Moderate Income) **40 Proposed including 4 affordable**

Total Units Provided = 40 units

14-602(2)[3] In CMX-2 districts buildings must contain a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d).4) (Primary Frontage) shall be subject to this requirement

14-702(2.2) Eligibility for Housing Unit Density Bonus:

In order to be eligible for any housing unit density bonuses pursuant to this section, the property must be in an RM-1, CMX-1, CMX-2, or CMX-2.5 zoning district.

(7) Mixed Income Housing

(b) Criteria.

(6) The applicable bonus shall be available to a property if the owner enters into a binding agreement with the Department of Planning and Development pursuant to which the owner has tendered to the City, prior to the issuance of a building permit, a payment in lieu of providing affordable housing; and the Department of Planning and Development has agreed, for any development where at least fifty percent (50%) of the gross floor area will be in residential use, to use such money for the purposes set forth in Section 21-1605 ("Trust Fund Assets Held in the Non-Recording Fee Sub-Fund"), and, for any development where less than fifty percent (50%) of the gross floor area will be in residential use, for the purposes set forth in Section 21-1603 ("Creation, Distribution and Use of the Trust Fund's Assets"). The payment shall be calculated as follows:

(b) For properties located in an RM-1, CMX-1, CMX-2, or CMX-2.5 zoning district, the greater of the following:

(i) The lot area of the property, measured in square feet, multiplied by twenty dollars (\$20), if the owner is seeking the moderate-income bonus, and by twenty-four dollars (\$24), if the owner is seeking the low-income bonus;

(ii) The maximum additional number of residential dwelling units earned through this bonus, after applying all other bonuses earned, multiplied by twenty-five thousand dollars (\$25,000), if the owner is seeking the moderate-income bonus, and by thirty thousand dollars (\$30,000), if the owner is seeking the low-income bonus.

(d) Compliance Check.

(1) No zoning permit shall be issued pursuant to section § 14-303(6) for any project, or any portion thereof, that has been awarded bonus floor area or building height pursuant to this § 14-702(7) unless the Department of Planning and Development certifies to the Department of Licenses and Inspections that the applicant has acknowledged, in form satisfactory to the Department of Planning and Development, an understanding of the requirements of this § 14-702(7).

§ 14-702(7): 50% increase in the units permitted for Low Income

(16) Green Roof. 640.1

A dwelling unit density bonus, described in § 14-702(16)(b), below, may be earned by providing a green roof on a property that meets the conditions of subsection (a) (Criteria), below.

(a) Criteria.

(1) The building shall meet either of the following requirements:

(a) For new buildings, the building's construction requires a minimum of 5,000 sq. ft. of earth disturbance as determined by the Water Department; or

(2) The roof must be partially or completely covered with a green roof that meets the Water Department's design standards.

(3) The applicant must execute and record a deed restriction in favor of the City, approved as to form by the Law Department, which requires the green roof to be constructed and maintained, at a minimum, in accordance with the manufacturer's guidelines, where applicable, and with Water Department standards, for the life of the building; and which allows the City to inspect the green roof for, or demand proof of, continued compliance with those requirements.

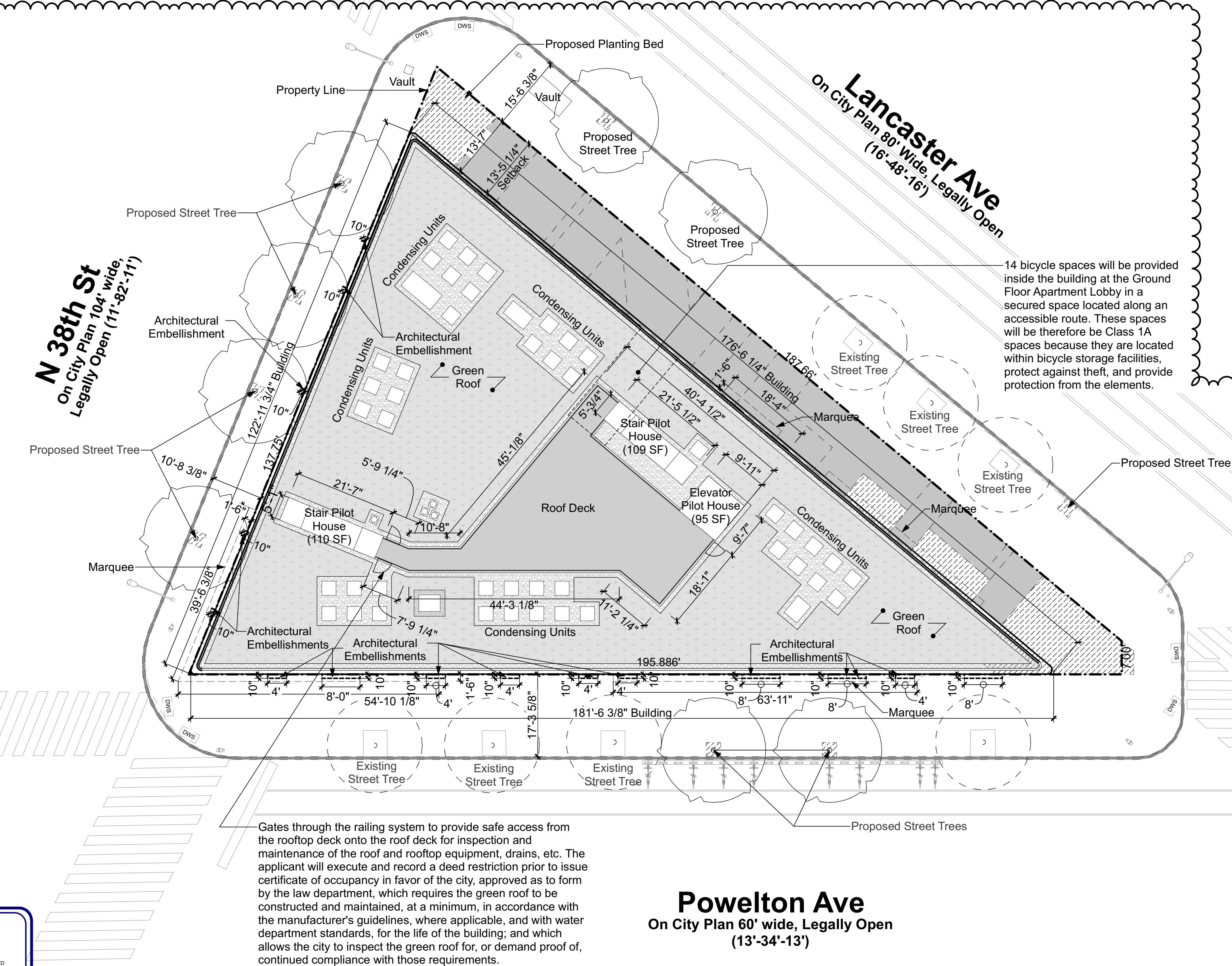
(4) The green roof must cover at least sixty percent (60%) of the rooftop of the building wherein dwelling units are provided.

(5) The green roof must be safely accessible and made available for inspection with reasonable notice given by the City.

(7) The property is within an RM-1, CMX-1, CMX-2, or CMX-2.5 zoning district.

(b) Dwelling Unit Density Bonus.

If the conditions set forth in section (a), above, are met, the number of units allowed is twenty-five percent (25%) greater than would otherwise be permitted rounded down to the nearest whole number and applied prior to the inclusion of any other applicable increases in allowable units.



Gates through the railing system to provide safe access from the rooftop deck onto the roof deck for inspection and maintenance of the roof and rooftop equipment, drains, etc. The applicant will execute and record a deed restriction prior to issue certificate of occupancy in favor of the city, approved as to form by the law department, which requires the green roof to be constructed and maintained, at a minimum, in accordance with the manufacturer's guidelines, where applicable, and with water department standards, for the life of the building; and which allows the city to inspect the green roof for, or demand proof of, continued compliance with those requirements.

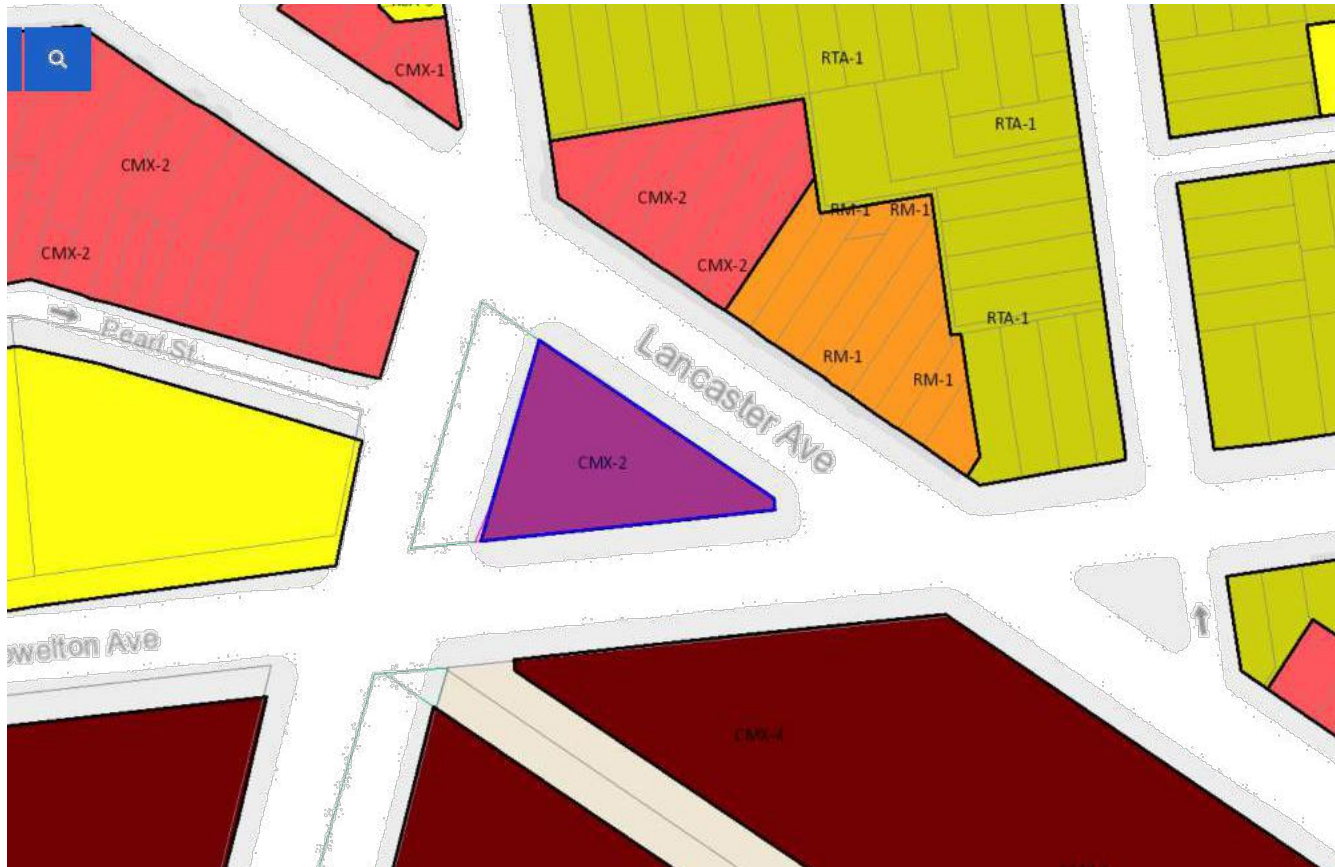
Powelton Ave
On City Plan 60' wide, Legally Open
(13'-34'-13')

MATERIALS LEGEND	
	Hardscape
	Planting Bed
	Building Area
	Roof Deck
	Gravel
	Green Roof

Roof Area: 10,042 SF
Green Roof Minimum (60%): 6,025 SF
Green Roof Proposed: 6,097 SF



Aerial Map



Zoning Map

Strada

325 Chestnut Street
Suite 909
Philadelphia, PA 19106
(215) 440-0190

www.stradallc.com
Pittsburgh Philadelphia

©2020 Strada Architecture LLC

Philadelphia City
Planning Commission
September 22, 2021
Brian Wenrich
Development Planning

Mixed income housing bonus approved

Strada Architecture

George Poulin, AIA
License: RA405515

Project Information

3748 Lancaster Ave

3748 Lancaster Ave Philadelphia
PA 19104

Owner: People's Emergency
Center

Project Number: 21054

Revision History

ID	Date	Issue Name
	08.03.21	Zoning Submission
1	09.16.21	Revision 1

Current Issuance

Drawing Title

Site Plan

Sheet Number

Z1

APPROVED
FOR ZONING ONLY
09/30/21

Applied Electronically by User

Zoning Plan | Proposed

SCALE: 1/16" = 1'-0"

©2020 Strada Architecture LLC

**Total Facade Variations Area
Proposed: 1,466 SF (17.5%)**

Z2



Applied Electronically by L&I Use

Zoning Permit

Permit Number ZP-2021-010834

LOCATION OF WORK 3748-52 LANCASTER AVE, Philadelphia, PA 19104-7015	PERMIT FEE \$1,929.00	DATE ISSUED 9/30/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER PEOPLE'S EMERGENCY CENTER	325 N 39TH ST PHILADELPHIA PA 19104
--	-------------------------------------

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF ONE (1) ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. (LOW INCOME BONUS APPLIED: AN ADDITIONAL 7 FT HEIGHT BONUS APPLIED TO THIS PERMIT (14-702(7)(B)(.6) AND (C)). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.
--

APPROVED USE(S) Residential - Household Living - Multi-Family
--

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-2021-010834

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3748-52 LANCASTER AVE, Philadelphia, PA 19104-7015

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACE ON FIRST FLOOR (USES ONLY PERMITTED IN CMX-2 THAT NOT TO REQUIRE OFF STREET PARKING AS PER TABLE 14-802-2, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING TOTAL FORTY (40) DWELLING UNITS (GREEN ROOF BONUS ADDITIONAL 6 UNITS APPLIED AND LOW INCOME BONUS ADDITIONAL 7 UNITS APPLIED TO THIS PERMIT (14-702(7)(B) (.6) AND (C); INCLUDING ALL BONUSES TOTAL 40 UNITS) AND FORTY (14) ACCESSORY BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE. (NO SIGN ON THIS PERMIT).

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.