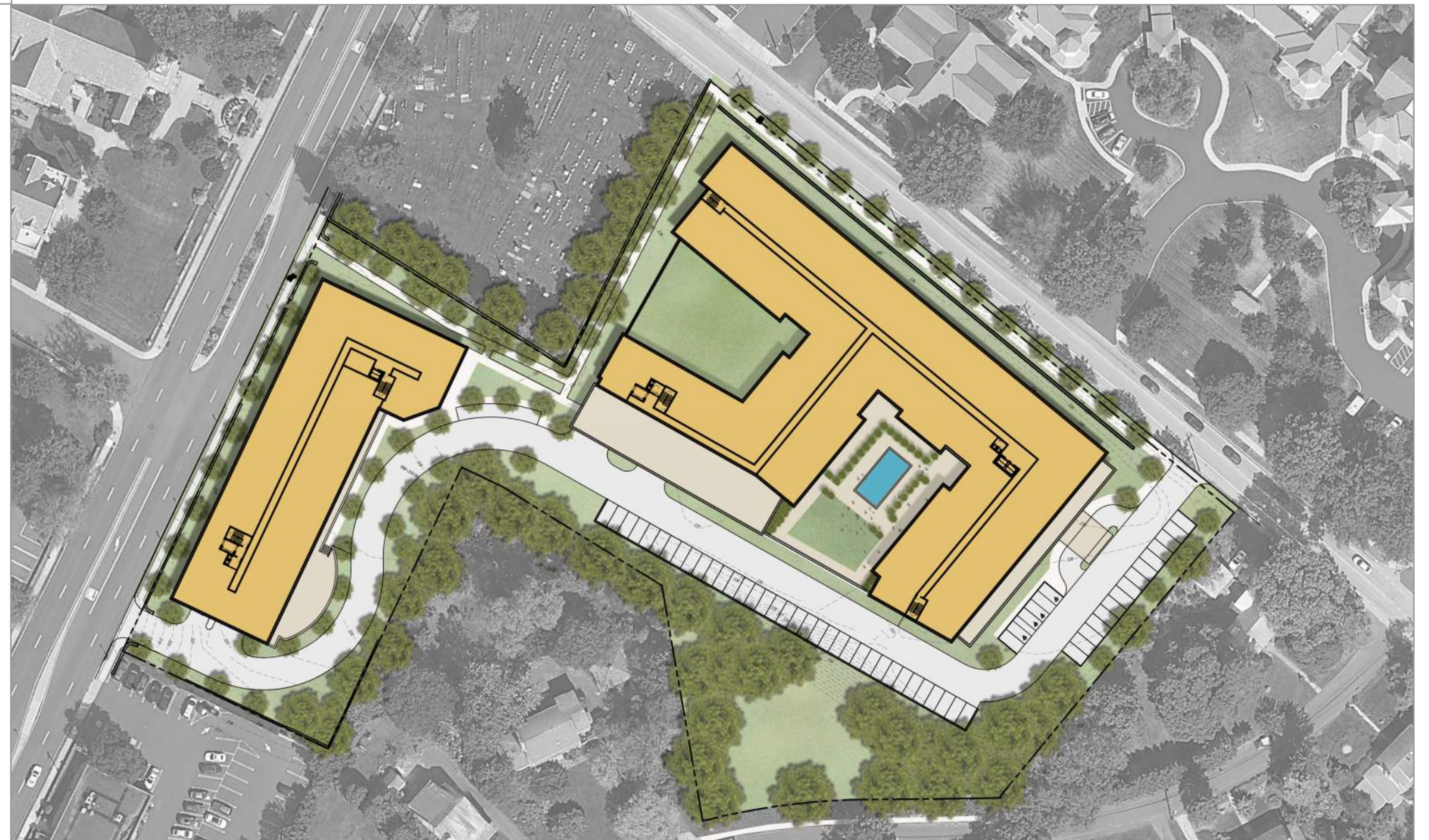
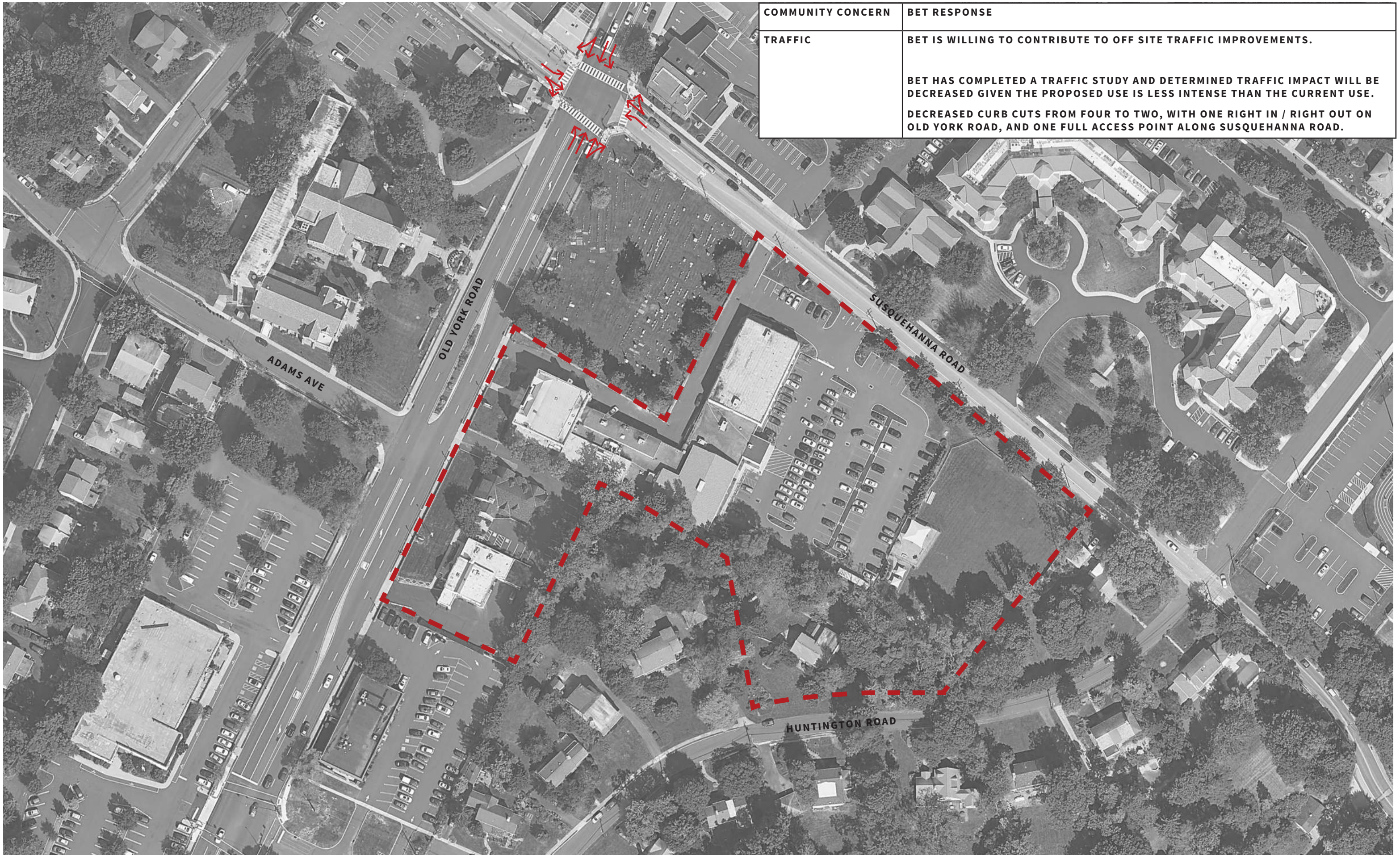


# ABINGTON TERRACE

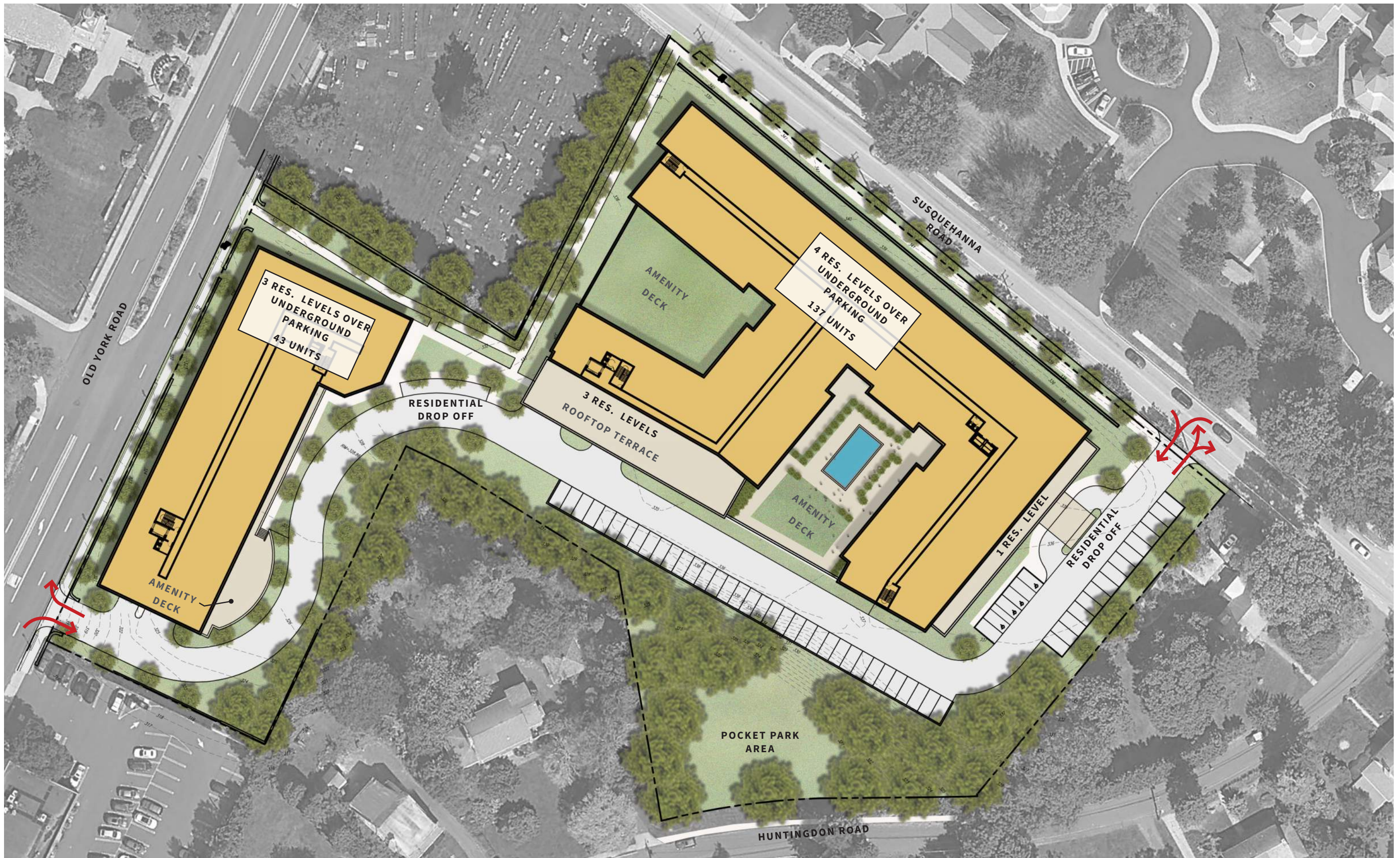
ABINGTON, PENNSYLVANIA

JUNE 15, 2018

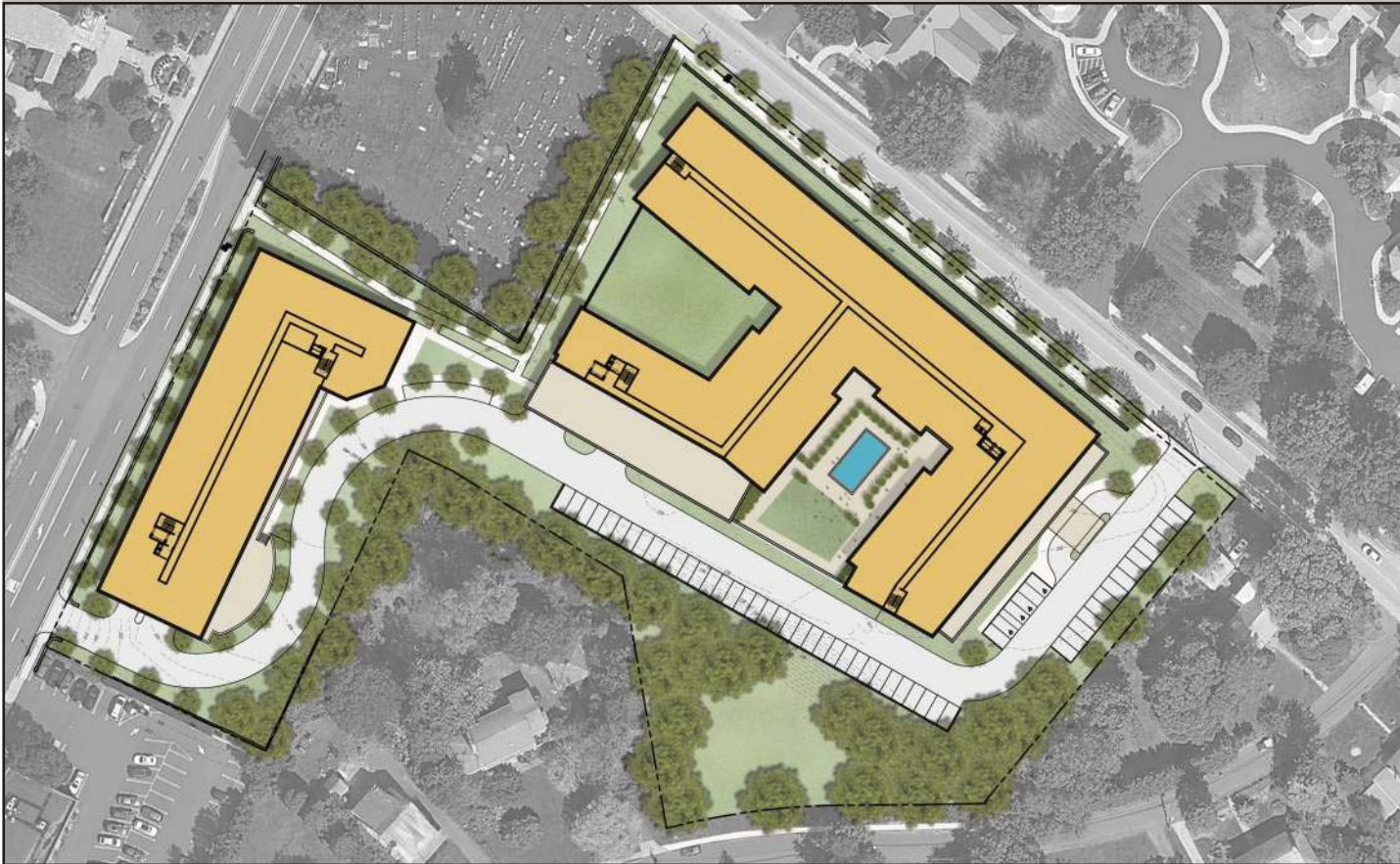




COMMUNITY CONCERN	BET RESPONSE
TRAFFIC	<p>BET IS WILLING TO CONTRIBUTE TO OFF SITE TRAFFIC IMPROVEMENTS.</p> <p>BET HAS COMPLETED A TRAFFIC STUDY AND DETERMINED TRAFFIC IMPACT WILL BE DECREASED GIVEN THE PROPOSED USE IS LESS INTENSE THAN THE CURRENT USE.</p> <p>DECREASED CURB CUTS FROM FOUR TO TWO, WITH ONE RIGHT IN / RIGHT OUT ON OLD YORK ROAD, AND ONE FULL ACCESS POINT ALONG SUSQUEHANNA ROAD.</p>



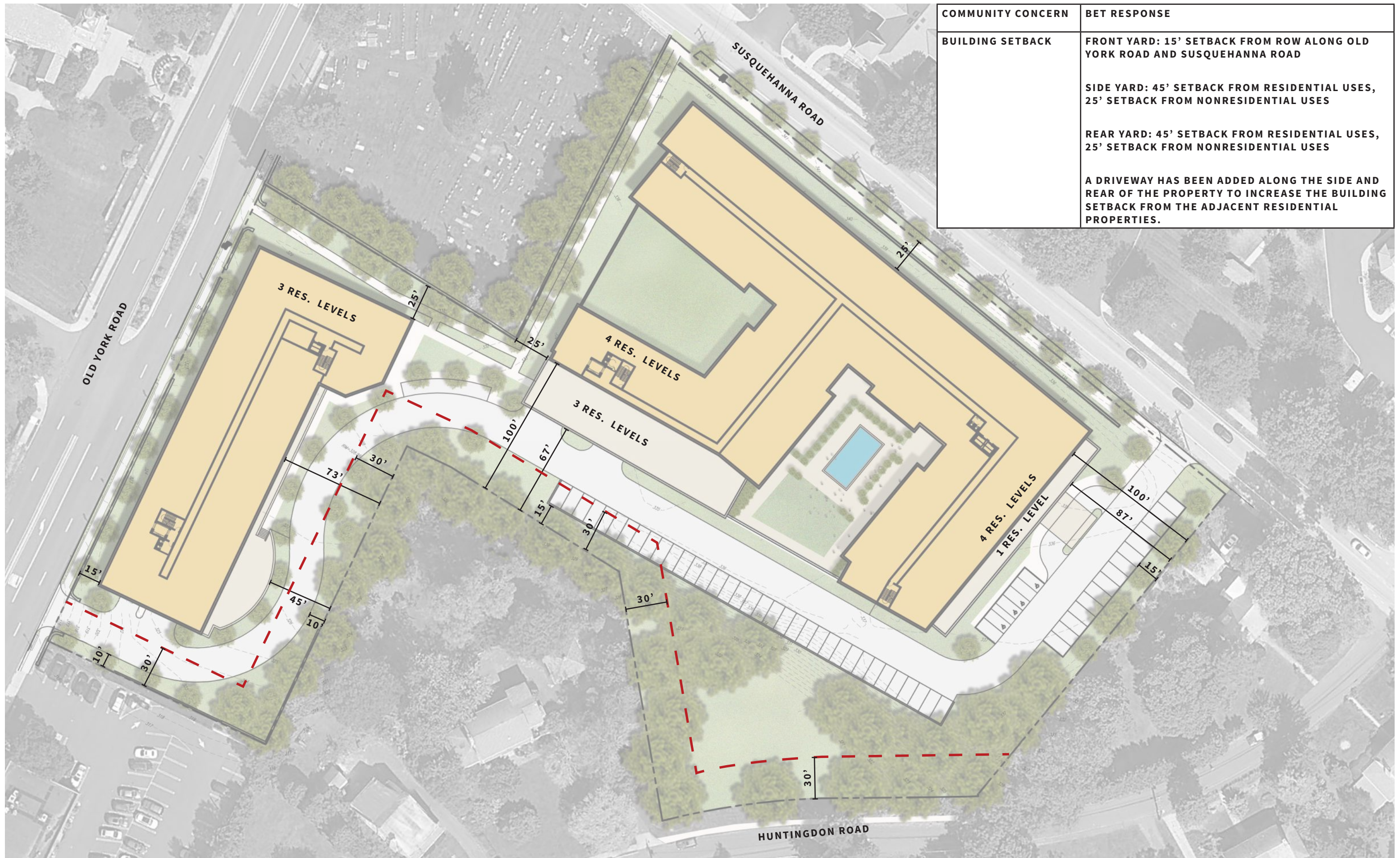
**CURRENTLY PROPOSED PLAN**



COMMUNITY CONCERN	BET RESPONSE
<b>DENSITY</b>	<p>BASE DENSITY HAS BEEN DECREASED FROM 50 DU/AC TO 24 DU/AC SIMILAR TO E10 LIFECARE USE.</p> <p>DENSITY BONUS CREDITS PROPOSED TO ALLOW FOR MAXIMUM DENSITY OF 12 DU/AC. FOR A MAXIMUM DENSITY OF 36 DU/AC.</p> <p>TOTAL UNIT COUNT DECREASED FROM 225 TO 180.</p>
<b>BUILDING COVERAGE</b>	<p>BUILDING COVERAGE HAS BEEN DECREASED FROM 75% TO 50%.</p> <p>TWO SEPARATE BUILDINGS HAVE BEEN CREATED IN RESPONSE TO COMMENTS ABOUT THE SIZE OF THE BUILDING.</p>
<b>IMPERVIOUS AREA</b>	<p>IMPERVIOUS AREA HAS BEEN DECREASED FROM 80% TO 70%.</p>
<b>GREEN AREA</b>	<p>MINIMUM GREEN AREA HAS BEEN INCREASED FROM 20% TO 30%.</p> <p>THE MAJORITY OF THE GREEN AREA IS POSITIONED WITHIN CLOSE PROXIMITY TO THE RESIDENTIAL PROPERTIES AND HELPS TO CREATE A GREEN BUFFER SPACE BETWEEN THE RESIDENTIAL NEIGHBORHOOD AND THE BUILDING. THIS SPACE WILL BE ACCESSIBLE TO THE NEIGHBORHOOD AS A POCKET PARK.</p>

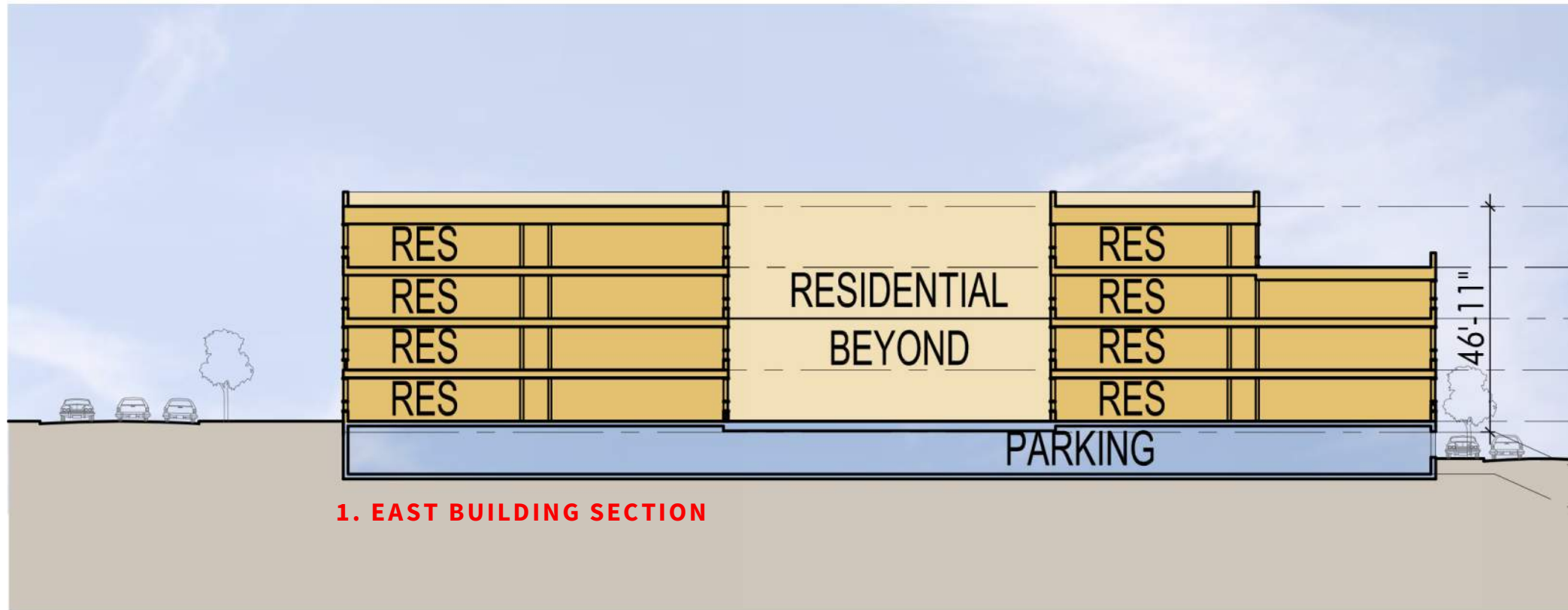
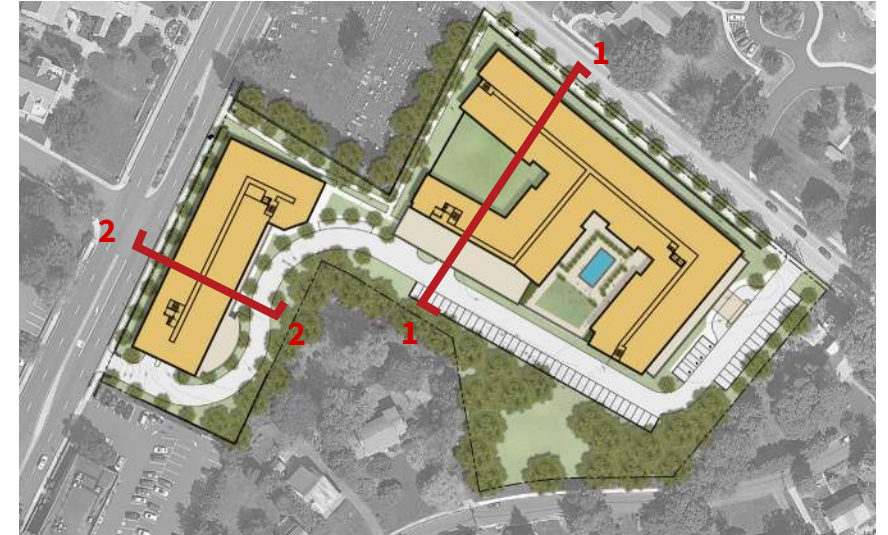
ZONING COMPARISON		
	A0 - APARTMENT / OFFICE (H-12 SENIOR APARTMENTS) <i>PREVIOUSLY PROPOSED</i>	A0 - APARTMENT / OFFICE (H-12 SENIOR APARTMENTS) <i>CURRENT PROPOSAL</i>
<b>DENSITY</b>	50 DU/AC.	24 DU/AC. (36 W/DENSITY BONUSES)
<b>BUILDING COVERAGE</b>	75%	50%
<b>IMPERVIOUS</b>	80%	70%
<b>GREEN AREA</b>	20%	30%
<b>HEIGHT</b>	65'	50'*
		*40' HEIGHT WITHIN 100' OF BOUNDARY WITH RESIDENTIAL, 50' HEIGHT MORE THAN 100' FROM BOUNDARY WITH RESIDENTIAL



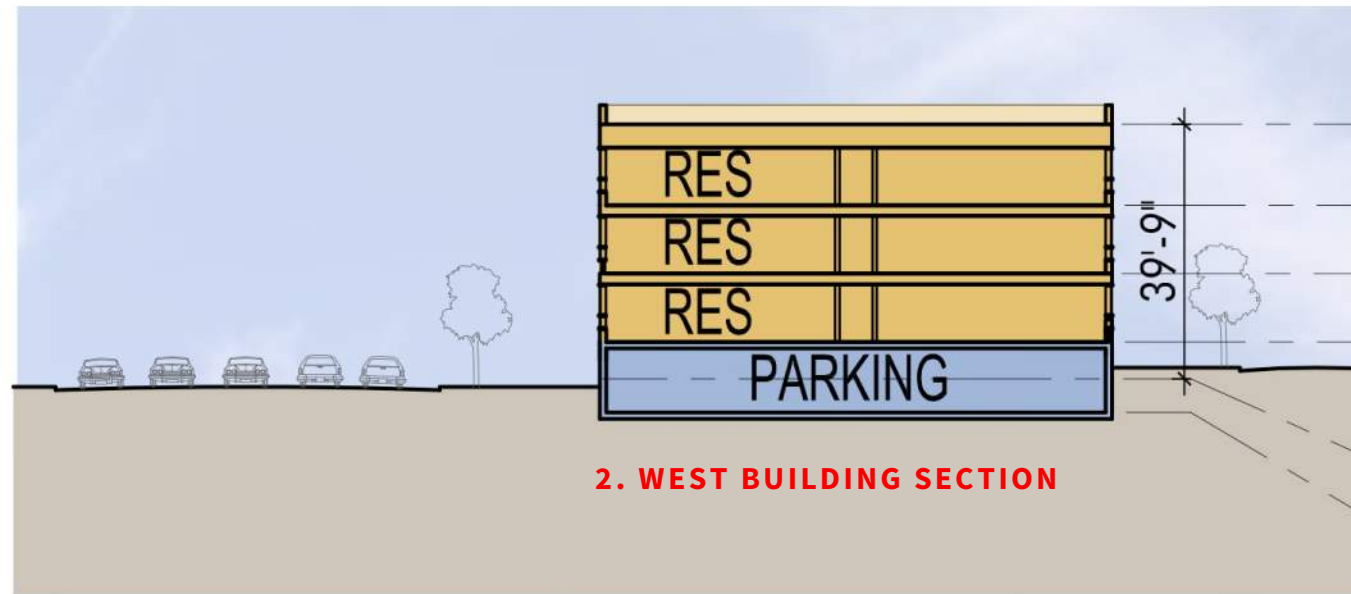


COMMUNITY CONCERN	BET RESPONSE
<b>BUILDING SETBACK</b>	<p><b>FRONT YARD: 15' SETBACK FROM ROW ALONG OLD YORK ROAD AND SUSQUEHANNA ROAD</b></p> <p><b>SIDE YARD: 45' SETBACK FROM RESIDENTIAL USES, 25' SETBACK FROM NONRESIDENTIAL USES</b></p> <p><b>REAR YARD: 45' SETBACK FROM RESIDENTIAL USES, 25' SETBACK FROM NONRESIDENTIAL USES</b></p> <p><b>A DRIVEWAY HAS BEEN ADDED ALONG THE SIDE AND REAR OF THE PROPERTY TO INCREASE THE BUILDING SETBACK FROM THE ADJACENT RESIDENTIAL PROPERTIES.</b></p>

COMMUNITY CONCERN	BET RESPONSE
<b>BUILDING HEIGHT</b>	<p>BUILDING HEIGHT HAS BEEN DECREASED FROM 65' TO 50'. THE MAXIMUM BUILDING IS HEIGHT IS 40' WITHIN 100' OF A RESIDENTIAL PROPERTY AND 50' MORE THAN 100' FROM A RESIDENTIAL PROPERTY.</p> <p>THE BUILDING WILL APPEAR AS 3 OR 4 STORIES ALONG THE PERIMETER, WITH BELOW GRADE PARKING. THE HEIGHT OF THE BUILDING ALONG OLD YORK ROAD IS SHORTER THAN THE EXISTING YMCA BUILDING.</p>



- ROOF 387'
- R4. 374'-4"
- R3. 363'-8"
- R2. 353'
- R1. 341'
- APPROX. AVE. GRADE 338'-9"
- P1. 330'



- ROOF 364'-0"
- R3. 353'-4"
- R2. 342'8"
- R1. 332'
- APPROX. AVE. GRADE 326'-3"
- P1. 321'

HEIGHTS OF ABINGTON BUILDINGS	
BUILDING	APPROXIMATE HEIGHT
ABINGTON TERRACE	50'
ABINGTON YMCA	45'
SUNRISE OF ABINGTON	45'
ABINGTON HOSPITAL	65'
LIONSGATE PSU	55'







COMMUNITY CONCERN	BET RESPONSE
CONTEXT AND ARCHITECTURE	<p>PROPOSED PLAN RETAINS THE LOW QUAKER WALLS ALONG OLD YORK ROAD TO THE EXTENT POSSIBLE. THE PLAN ALSO ALLOWS FOR SIMILAR WALLS TO BE BUILT ALONG SUSQUEHANNA ROAD.</p> <p>ARCHITECTURAL AESTHETIC WILL BE REVISED TO APPEAR LESS INSTITUTIONAL AND FIT IN MORE WITH THE HISTORICAL CONTEXT OF ABINGTON. BUILDING WILL USE THEME OF "CONTEMPORARY FARMHOUSE" AND MATERIALS WILL BE ADJUSTED TO INCLUDE MORE STONE SIMILAR TO THE SURROUNDINGS.</p>

COMMUNITY CONCERN	BET RESPONSE
CEMETERY	<p><b>BET IS WILLING TO CONTRIBUTE TO FUNDING THE PRESERVATION OF THE CEMETERY IN THE FOLLOWING WAYS:</b></p> <ul style="list-style-type: none"> <li>-SURVEY OF THE CEMETERY</li> <li>-REPAIRS TO THE FENCE AND SIDEWALK AREA SURROUNDING THE CEMETERY</li> <li>-CREATION OF A MULTI-YEAR EDUCATIONAL PROGRAM FOCUSED ON THE HISTORY AND CULTURAL SIGNIFICANCE OF THE CEMETERY.</li> </ul>

