

# City of Philadelphia



(Bill No. 230716)

## AN ORDINANCE

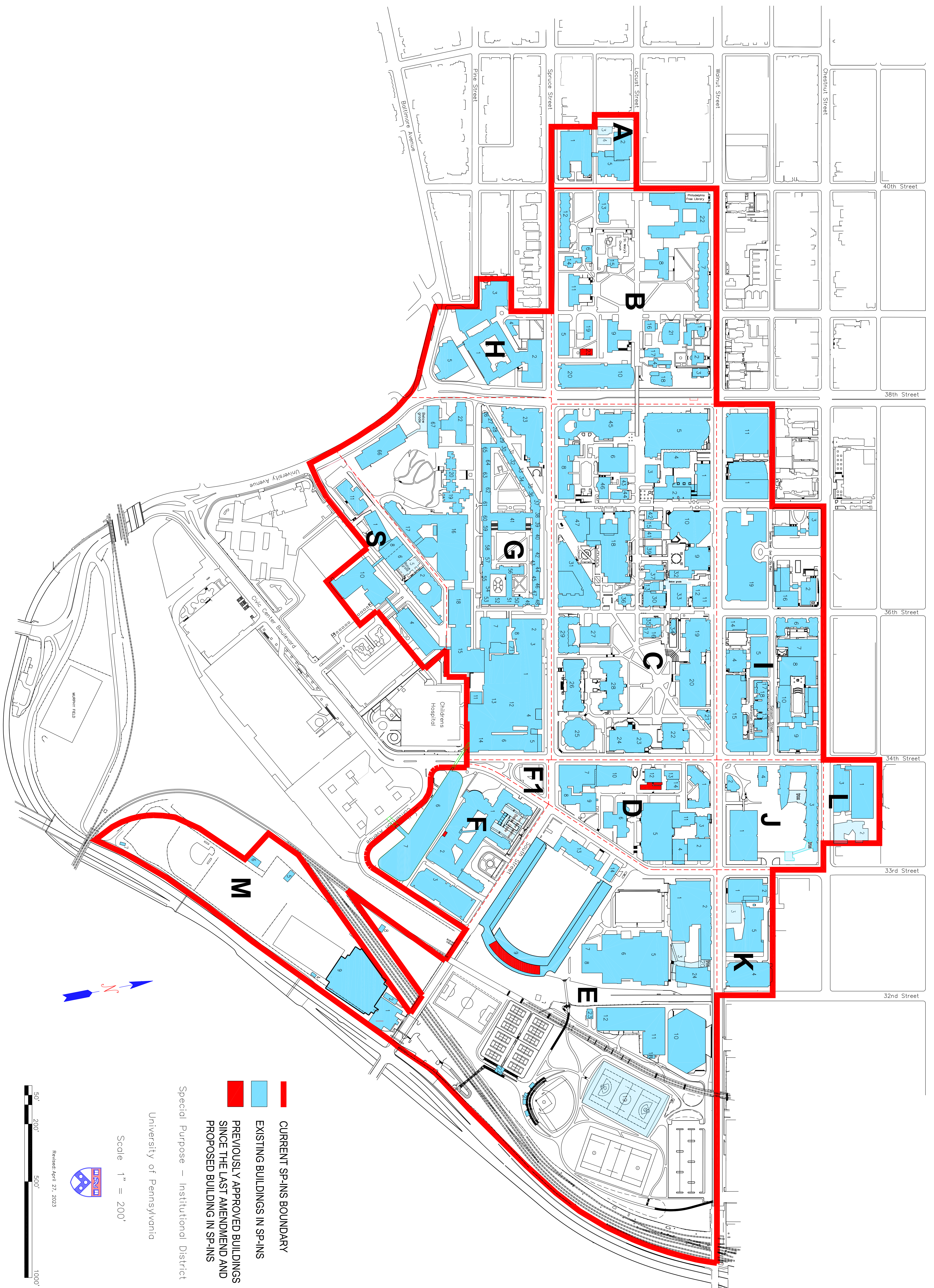
To approve amendments to the University of Pennsylvania Master Plan in the area bounded by Walnut Street, 33rd Street, Spruce Street, and 34th Street, related to the Stuart Weitzman Hall at 220 S. 33rd Street.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Pursuant to Section 14-304(4) of The Philadelphia Code, the University of Pennsylvania Master Plan is hereby amended, as set forth in attached Exhibit “A” Master Plan dated April 27, 2023 along with Exhibit “B” Master Plan Zoning Calculation Chart, which is on file with the Chief Clerk’s Office, and a copy of which is attached hereto for reference.

SECTION 2. This Ordinance shall become effective immediately.

**EXHIBIT A.** The Applicant proposes to renovate and construct an addition to the Morgan Building, to become known as the Stuart Weitzman Building, located at 220 S. 33rd Street (Building 12 in Block D). This major amendment includes previously approved minor amendments since the last major amendment (Bill # 230363). All amendments included in this Bill are highlighted in red in the map below, and further explained in the Master Plan Summary chart on Exhibit B.

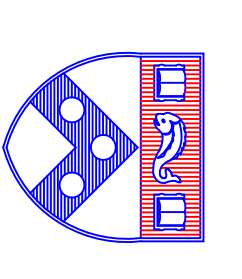


- CURRENT SP-INS BOUNDARY
- EXISTING BUILDINGS IN SP-INS
- PREVIOUSLY APPROVED BUILDINGS SINCE THE LAST AMENDMENT AND PROPOSED BUILDING IN SP-INS

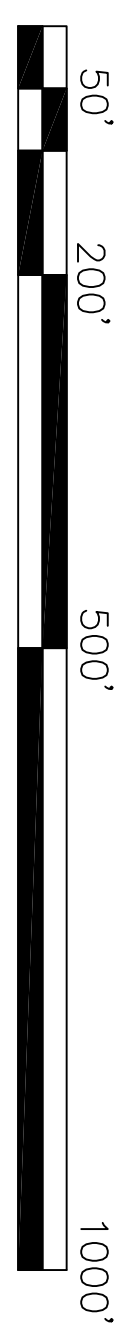
Special Purpose – Institutional District

University of Pennsylvania

Scale 1" = 200'



Revised April 27, 2023



**EXHIBIT B.** The proposed project will have a net increase of 19,821 sq ft of floor area and 5,627 sq ft of occupied area. Minor amendments since the last major amendment (Bill # 220363) are approved administratively by staff, and are also added to this Master Plan Summary chart, as reflected in the totals below.

**UNIVERSITY OF PENNSYLVANIA SP-INS SUMMARY**  
 REVISED TO REFLECT THE PROPOSED RAMP REMOVAL AND ADDITION TO WEITZMAN HALL AND PREVIOUSLY APPROVED MINOR AMENDMENTS

BLOCK AREA	OCCUPIED AREA (Sq. Ft.)			PERC OCC.	GROSS FLOOR AREA (Sq. Ft.)			PERC F.A.R.	NOTES
	EXISTING	PROPOSED	TOTAL		EXISTING	PROPOSED	TOTAL		
A	117,311	71,151	71,151	61%	269,371		269,371	230%	
B	804,824	232,397	2,176	29%	1,559,550	2,176	1,561,726	194%	Previously approved minor amendment for Substation 4
C	1,418,282	617,376	617,376	44%	2,843,369		2,843,369	200%	Proposed removal of an exterior ramp and an addition to the Morgan Building (Renamed as Stuart Weitzman Hall)
D	337,602	165,832	5,627	51%	723,316	19,821	743,137	220%	Previously approved minor amendment for addition to Franklin Field
E	2,311,507	530,600	0	23%	1,157,799	790	1,158,589	50%	Previously approved minor amendment for Museum loading dock infill
F	383,797	218,877	0	57%	1,469,527	392	1,469,919	383%	
F-1	16,596	Undeveloped			0		0	0%	
G	1,114,542	618,468	618,468	55%	3,345,944		3,345,944	300%	
H	206,718	104,879	104,879	51%	403,774		403,774	195%	
I	722,340	457,549	457,549	63%	1,740,660		1,740,660	241%	
J	250,613	86,647	86,647	35%	393,628		393,628	157%	
K	136,673	82,965	82,965	61%	154,556		154,556	113%	
L	77,381	66,760	66,760	86%	139,458		139,458	180%	
M	666,120	91,528		0%	133,914		133,914	20%	
N	** 397,737	Undeveloped							Not In SP-INS
S	289,887	109,979		38%	926,371		926,371	320%	
<b>TOTALS</b>					<b>TOTALS</b>				
SP-INS	8,854,193	3,465,008	7,803	39%	15,261,237	23,179	15,284,416	173%	Required Parking 3,809 spaces Parking Provided 7,202 spaces

# City of Philadelphia

*BILL NO. 230716 continued*

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 14, 2023. The Bill was Signed by the Mayor on December 20, 2023.



Michael A. Decker  
Chief Clerk of the City Council