



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

**BILL NO. 230276**

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**Introduced April 13, 2023**

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**Councilmember Driscoll**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

To approve a major amendment to the Holy Family University Master Plan related to the Welcome Center and an athletic fields structure in the area bounded by Grant Avenue, Frankford Avenue, Carteret Drive, Saint Denis Drive (extended), the Poquessing Creek, and the Delaware Expressway and to consolidate previously-approved minor amendments in the same area.

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

SECTION 1. Pursuant to Section 14-304(4) of The Philadelphia Code, the Holy Family University Master Plan is hereby amended, as set forth in the attached Exhibit "A" Master Plan, dated November 17 2022, along with Exhibit "B" Site Plan and Master Plan Zoning Calculation Charts, both of which are 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"**




**EXHIBIT “B”**



<b>RECAP OF SP-INS INFO</b> (AREA OF ENTIRE SP-INS DISTRICT = 2,190,552 SF = 50.288 acres)		
	GROSS FLOOR AREA (GFA)	OCCUPIED AREA
EXST (PREVIOUSLY APPROVED)	$\frac{1,010,121 \text{ SF}}{2,190,552 \text{ SF}} = 46.11\%$	$\frac{346,615 \text{ SF}}{2,190,552 \text{ SF}} = 15.82\%$
(AE) ATHLETIC FIELD STRUCTURE (ADDITIONAL AREAS)	$\frac{+2,600 \text{ SF}}{2,190,552 \text{ SF}} = +0.12\%$	$\frac{+2,600 \text{ SF}}{2,190,552 \text{ SF}} = +0.12\%$
(AF) WELCOME CENTER ADDITION	$\frac{+15,000 \text{ SF}}{2,190,552 \text{ SF}} = +0.69\%$	$\frac{+12,000 \text{ SF}}{2,190,552 \text{ SF}} = +0.55\%$
<b>TOTALS</b>	$\frac{1,027,721 \text{ SF}}{2,190,552 \text{ SF}} = 46.92\%$	$\frac{361,215 \text{ SF}}{2,190,552 \text{ SF}} = 16.49\%$
<b>MAX ALLOWED</b>	<b>400%</b>	<b>70%</b>

SP-INS Submission:  
**WELCOME CENTER ADDITION**  
 Drawing NO  
**SP-INS-027**  
 20 Dec 22

PLAN OF DEVELOPMENT for & of  
  
**Holy Family**  
 UNIVERSITY  
 SP-INS DISTRICT  
 9501 FRANKFORD AVENUE  
 PHILADELPHIA, PA 19114-2009

  
**TANTALA ASSOCIATES, LLC**  
 ENGINEERS & ARCHITECTS  
 6200 FRANKFORD AVENUE  
 PHILADELPHIA, PA 19135-3400  
 215.289.4600  
 WWW.TANTALA.COM

RECAP OF SP-INS BUILDING INFO										
BLDC DESIGNATION	BUILDINGS									
	NAME	USE				NO OF STORIES	APPROX AREA (SF)			GPA / OCCUPIED
		UNIVERSITY	HIGH SCHOOL	GRADE SCHOOL	PRE-SCHOOL		EXST	FUTURE	TOTAL	
Ⓐ	SHEPHERD'S FOLD	•				2½	4,403 / 1,761	—	4,403 / 1,761	
Ⓑ	STUDENT CENTER	•				2	85,500 / 50,627	—	85,500 / 50,627	
Ⓒ	NURSE EDUC BLDG	•				4	20,760 / 5,190	—	20,760 / 5,190	
Ⓓ	HOLY FAMILY HALL	•				4	60,308 / 15,077	—	60,308 / 15,077	
Ⓔ	ST JOSEPH'S HALL (STUDENT RESIDENCE)	•				4	29,316 / 7,329	—	29,316 / 7,329	
Ⓕ	LIBRARY	•				3	42,177 / 14,059	—	42,177 / 14,059	
Ⓖ	ALPHA HOUSE				•	ONE	5,000 / 5,000	—	5,000 / 5,000	
Ⓗ	SACRED HEART HALL (RELIGIOUS FACULTY)	•				3	4,307 / 1,985	—	4,307 / 1,985	
Ⓙ	PROVINCIAL HOUSE		•			4	95,163 / 25,029	—	95,163 / 25,029	
Ⓝ	NAZARETH ACADEMY HIGH SCHOOL (APPROVED UNDER REV "Q")	EXST BLDG		•		3	23,131 / 10,470	—	23,131 / 10,470	
		PERFORMING ARTS		•		2	—	17,758 / 11,192	17,758 / 11,192	
Ⓐ	CARAGE		•			ONE	1,122 / 1,122	—	1,122 / 1,122	
Ⓜ	STORAGE			•		ONE	100 / 100	—	100 / 100	
Ⓝ	NAZARETH ACADEMY GRADE SCHOOL (APPROVED UNDER REV "F")	EXST BLDG		•		2	25,414 / 12,810	—	25,414 / 12,810	
		ADDN PHASE I		•		2	7,150 / 4,307	—	7,150 / 4,307	
		ADDN PHASE II		•		ONE	—	10,198 / 10,198	10,198 / 10,198	
Ⓞ	AQUINAS HALL	•				ONE	4,709 / 4,709	—	4,709 / 4,709	
Ⓣ	MARIAN HALL	•				2½	9,110 / 4,761	—	9,110 / 4,761	
Ⓤ	3798 FRANKFORD AVE	•				2	3,248 / 2,140	—	3,248 / 2,140	
Ⓥ	DELANEY HALL (RELIGIOUS RESIDENCE)	•				3	19,410 / 6,470	—	19,410 / 6,470	
Ⓦ	EDUCATION BLDG	•				4	59,844 / 14,961	—	59,844 / 14,961	
Ⓧ	GARDEN RESIDENCE BLDG (STUDENT RESIDENCE)	•				3	18,900 / 6,300	—	18,900 / 6,300	
Ⓩ	STEVENSON LANE BLDG (STUDENT RESIDENCE)	PHASE I		•		5	70,000 / 13,000	—	70,000 / 13,000	
		PHASE II		•		5	—	27,500 / 6,000	27,500 / 6,000	
		PHASE III		•		5	—	27,500 / 6,000	27,500 / 6,000	
ⒶⒶ	PARKING GARAGE	•				4	—	200,000 / 50,000	200,000 / 50,000	
ⒶⒷ	BUSINESS SCHOOL	•				4	—	60,000 / 15,000	60,000 / 15,000	
ⒶⒸ	STUDENT CENTER EXPANSION	•				2	—	80,000 / 40,000	80,000 / 40,000	
ⒶⒹ	ELECTRICAL SWITCHGEAR (NOT A BLDG)	•				10' HIGH	— / 603	—	— / 603	
MINOR AMENDMENTS (SINCE MOST PREVIOUS MAJOR AMENDMENT)	SP-INS-023 (16 May13)	Ⓗ	DEMOLITION OF BLDG Ⓗ	•			—	-4,307 / -1,985	—	-4,307 / -1,985
	SP-INS-024 (3 Feb16)	Ⓣ	RENOVATION OF BLDG Ⓣ	•			—	(INCLUDED IN Ⓣ FIGURES ABOVE)		
	SP-INS-025 (11 Mar21)	ⒶⒺ	ATHLETIC FIELD STRUCTURE	•			ONE	—	2,400 / 2,400	2,400 / 2,400
	SP-INS-026 (21 Jun22)	—	STREETScape IMPROVEMENTS (NOT A BLDG)	•			—	—	—	—
THIS AMENDMENT	SP-INS-027 (17 Nov22)	ⒶⒺ	ATHLETIC FIELD STRUCTURE (ADDITIONAL AREAS)	•			ONE	—	+2,600 / +2,600	+2,600 / +2,600
	SP-INS-027 (17 Nov22)	ⒶⓉ	WELCOME CENTER ADDITION	•			2	—	15,000 / 12,000	15,000 / 12,000
TOTALS:							584,765 / 205,825	442,956 / 155,390	1,027,721 / 361,215	

IDD-022 (60c16)

SP-INS-027 (17 Nov22)



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PLAN OF DEVELOPMENT for & of



**Holy Family UNIVERSITY**  
SP-INS DISTRICT  
9801 FRANKFORD AVENUE  
PHILADELPHIA, PA 19114-2009


SP-INS Submission:  
**WELCOME CENTER ADDITION**  
Drawing NO  
**SP-INS-027**  
20 Dec 22

△ RECAP OF SP-INS OFF-STREET PARKING △				
DESIGNATION	PARKING SPACES		TOTAL	
	EXST	FUTURE		
PREVIOUS AMENDMENTS	△1	48 <sup>11b</sup>	48 <sup>11b</sup>	
	△2	5 <sup>1b</sup>	5 <sup>1b</sup>	
	△3	90 <sup>2b</sup>	90 <sup>2b</sup>	
	△5	39 <sup>2b</sup>	57 <sup>2b</sup>	
	△6	324 <sup>4b</sup>	324 <sup>4b</sup>	
	△7	34	34	
	△8	106 <sup>6b</sup>	106 <sup>6b</sup>	
	△9	11 <sup>1b</sup>	11 <sup>1b</sup>	
	△10	24 <sup>2b</sup>	24 <sup>2b</sup>	
	△11	6 <sup>1b</sup>	14 <sup>1b</sup>	
	△13	25 <sup>2b</sup>	25 <sup>2b</sup>	
	△16	103	103	
	△17	44 <sup>2b</sup>	44 <sup>2b</sup>	
	△19	131 <sup>4b</sup>	131 <sup>4b</sup>	
	△20	-	474 <sup>9b</sup>	474 <sup>9b</sup>
	△21	-	116 <sup>6b</sup>	116 <sup>6b</sup>
	△22	-	22 <sup>1b</sup>	22 <sup>1b</sup>
	△23	22	32	54
	SP-INS-023 (16May13)	-	-	-
	SP-INS-024 (3Feb16)	-	-	-
	SP-INS-025 (11Mar21)	-	-	-
	SP-INS-026 (21Jun22)	△6	3	3
	MINOR AMENDMENTS (SINCE MOST PREVIOUS MAJOR AMENDMENT)	△7	-	-13
THIS AMENDMENT	-	-	-	
<b>TOTALS:</b>	<b>999<sup>37b</sup></b>	<b>673<sup>10b</sup></b>	<b>1,672<sup>42b</sup></b>	

IDD-022 (6Oct10)

SP-INS-027 (17Nov22)

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☐ RECAP OF FREESTANDING SP-INS ACCESSORY SIGNAGE ☐														
SIGN DESIGNATION	STATUS				NO./FACES		ILLUMINATED		FACE SIZE		APPROX TOTAL AREA (SF±)	HEIGHT (GRADE TO TOP/SIGN) (±)	C O P Y	
	EXIST. REMAIN	PROPOSED	EXIST. TO BE RELOCATED	ONE	TWO	YES	NO	LENGTH	HEIGHT	ONE FACE			OTHER FACE	
201	•			•		•		14'-0"	2'-0"	28	7'-0"	SISTERS OF THE HOLY FAMILY OF NABARETH		
202	•			•		•		14'-0"	2'-0"	28	7'-0"	NABARETH ACADEMY HIGH SCHOOL		
203		•		•		•		16'-0"	3'-0"	ZERO	7'-10"	HOLY FAMILY UNIVERSITY NORTHEAST PHILADELPHIA CAMPUS		
204		•		•		•		16'-0"	3'-0"	ZERO	14'-0"	HOLY FAMILY UNIVERSITY NORTHEAST PHILADELPHIA CAMPUS		
205		•		•		•		16'-0"	3'-0"	ZERO	14'-0"	HOLY FAMILY UNIVERSITY NORTHEAST PHILADELPHIA CAMPUS		
206	•			•		•		18'-0"	8'-0"	144	25'-0"	HOLY FAMILY COLLEGE (SCOREBOARD FOR ATHLETIC FIELD)		
207	•				•			3'-7"	4'-0"	29	5'-9"	UNIVERSITY CENTER STUDENT PARKING	UNIVERSITY CENTER ALPHA HOUSE AQUINAS HALL HOLY FAMILY HALL LIBRARY LOURDES HALL MARIAN HALL NURSE EDUCATION ST. JOSEPH'S HALL	
208	•				•			2'-7"	3'-0"	16	5'-5"	UNIVERSITY CENTER MAIN ENTRANCE, RECEIVING	UNIVERSITY CENTER MAIN ENTRANCE	
209	•				•			3'-7"	4'-6"	32	6'-11"	UNIVERSITY CENTER PARKING	UNIVERSITY CENTER MAIN ENTRANCE ALPHA HOUSE AQUINAS HALL LIBRARY LOURDES HALL MARIAN HALL ST. JOSEPH'S HALL HOLY FAMILY HALL NURSE EDUCATION ATHLETIC FIELDS PARKING	
210	•				•			2'-7"	3'-0"	16	5'-5"	PARKING ENTRANCE ONLY	ATHLETIC FIELDS PARKING	
211	•				•			3'-0"	1'-0"	3	6'-0"	UNIVERSITY CENTER		
212	•				•			3'-3"	4'-0"	28	6'-0"	AQUINAS HALL LOURDES HALL NURSE EDUCATION HOLY FAMILY HALL	AQUINAS HALL LOURDES HALL UNIVERSITY CENTER NURSE EDUCATION HOLY FAMILY HALL	
213	•				•			3'-0"	1'-0"	3	6'-3"	UNIVERSITY CENTER		
214	•				•			1'-6"	1'-6"	3	6'-0"	HOLY FAMILY HALL		
215	•				•			3'-7"	4'-0"	29	6'-0"	LIBRARY MARIAN HALL ALPHA HOUSE AQUINAS HALL UNIVERSITY CENTER HOLY FAMILY HALL NURSE EDUCATION PARKING ST. JOSEPH'S HALL	LIBRARY MARIAN HALL AQUINAS HALL UNIVERSITY CENTER HOLY FAMILY HALL LOURDES HALL NURSE EDUCATION PARKING ST. JOSEPH'S HALL	
216	•				•			3'-0"	1'-0"	3	5'-4"	AQUINAS HALL		
217	•				•			3'-0"	1'-0"	3	6'-0"	HOLY FAMILY UNIVERSITY MARIAN HALL		
218	•				•			5'-0"	3'-0"	30	6'-0"	HOLY FAMILY UNIVERSITY MARIAN HALL	HOLY FAMILY UNIVERSITY MARIAN HALL	
219	•				•			5'-0"	3'-0"	30	6'-0"	HOLY FAMILY UNIVERSITY MARIAN HALL	HOLY FAMILY UNIVERSITY MARIAN HALL	
220	•				•			5'-0"	3'-0"	30	6'-0"	HOLY FAMILY UNIVERSITY UNDERGRADUATE ADMISSIONS CENTER	HOLY FAMILY UNIVERSITY UNDERGRADUATE ADMISSIONS CENTER	
221	•				•			5'-0"	3'-0"	30	6'-0"	HOLY FAMILY UNIVERSITY UNDERGRADUATE ADMISSIONS CENTER	HOLY FAMILY UNIVERSITY UNDERGRADUATE ADMISSIONS CENTER	
222		•			•			7'-7"	8'-1"	ZERO	17'-0"	HOLY FAMILY UNIVERSITY NORTHEAST PHILADELPHIA CAMPUS ENTRANCE, PARKING, CAMPUS CENTER	HOLY FAMILY UNIVERSITY NORTHEAST PHILADELPHIA CAMPUS ENTRANCE, PARKING, CAMPUS CENTER	
								7'-7"	3'-0"			(ELECTRONIC MESSAGE BOARD)	(ELECTRONIC MESSAGE BOARD)	
225	•				•			3'-4"	3'-0"	10	6'-0"	HOLY FAMILY UNIVERSITY GARDEN RESIDENCE	HOLY FAMILY UNIVERSITY GARDEN RESIDENCE	
226	•				•			16'-0"	3'-0"	48	6'-0"	HOLY FAMILY UNIVERSITY PHILADELPHIA		
227	•				•			16'-0"	3'-0"	48	6'-0"	HOLY FAMILY UNIVERSITY		
228	•				•			16'-0"	3'-0"	48	6'-0"	HOLY FAMILY UNIVERSITY		
<b>TOTALS</b>	<b>19</b>	<b>3</b>	<b>4</b>							<b>639</b>				



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**RECAP OF WALL-MOUNTED SP-INS ACCESSORY SIGNAGE**

SIGN DESIGNATION	STATUS		BLDC DESIGNATION	ILLUMINATED		FACE SIZE		APPROX TOTAL AREA (SF±)	HEIGHT TO GRADE TO TOP/SIGN (±)	C O P Y
	EXST TO REMAIN	PROPOSED		EXST TO BE REMOVED	YES	NO	LENGTH			
101	•		(B)		•	12'-6"	1'-0"	13	11'-6"	CAMPUS CENTER
102	•		(B)		•	12'-6"	1'-0"	13	11'-6"	UNIVERSITY CENTER
103	•		(B)		•	3'-4"	8"	3	5'-6"	TIGER CAFE
104	•		(B)		•	3'-4"	8"	3	5'-6"	TIGER CAFE
105	•		(C)		•	10'-0"	1'-10"	19	12'-4"	NURSE EDUCATION BUILDING
106	•		(D)		•	11'-0"	4'-0"	44	45'-0"	HOLY FAMILY UNIVERSITY
107	•		(D)		•	10'-10"	6"	6	11'-0"	HOLY FAMILY HALL
108	•		(D)		•	9'-8"	8"	7	14'-4"	HOLY FAMILY HALL
109	•		(E)		•	4'-4"	1'-6"	7	8'-2"	ST. JOSEPH HALL
110	•		(F)		•	3'-0"	6"	2	13'-0"	LIBRARY
113	•		(Q)		•	4'-4"	6"	3	12'-6"	AQUINAS HALL
114	•		(N)		•	7'-0"	1'-4"	10	9'-0"	NAZARETH ACADEMY GRADE SCHOOL
115	•		(N)		•	7'-0"	1'-4"	10	10'-0"	EDUCATION BUILDING
116	•		(A)		•	40'-0"	2'-0"	80	85'-0"	HOLY FAMILY UNIVERSITY WELCOME CENTER
<b>TOTALS</b>	<b>14</b>							<b>220</b>		



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