

City of Philadelphia



(Bill No. 160869)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lincoln Drive, Wissahickon Avenue, School House Lane, The Oak Road, Midvale Avenue, Cresson Avenue and Gypsy Lane; and to adopt the Master Plan for Philadelphia University and approving various construction projects pursuant to that Plan; all under certain terms and conditions.

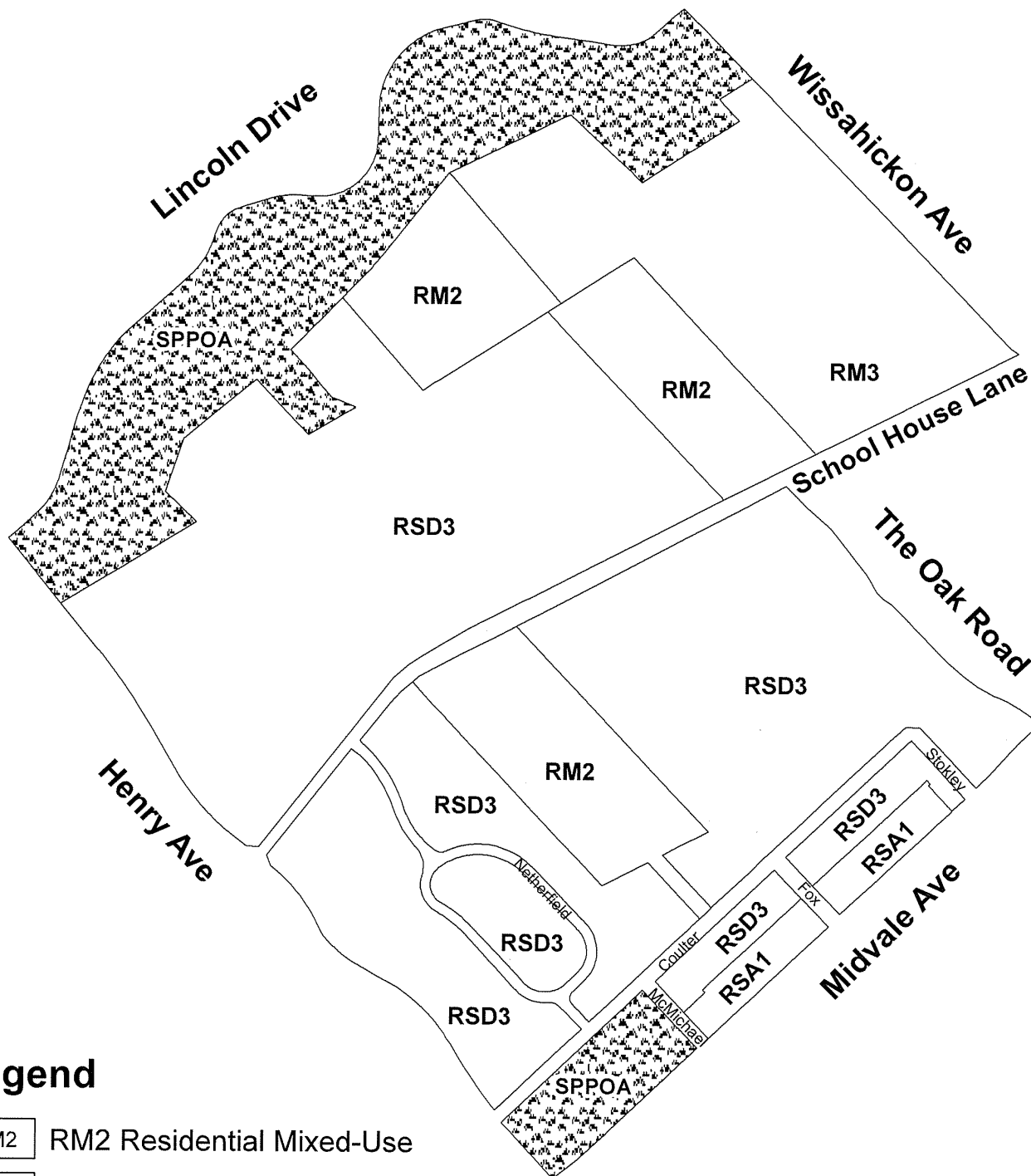
THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Lincoln Drive, Wissahickon Avenue, School House Lane, The Oak Road, Midvale Avenue, Cresson Street and Gypsy Lane, from the existing zoning designations indicated on Maps "A1" and "A2" set forth below to the zoning designations indicated on Maps "B1" and "B2" set forth below.

SECTION 2. Pursuant to Section 14-304(4) of The Philadelphia Code, the master plan for the Institutional (Special Purpose) District for Philadelphia University is hereby adopted and various construction projects are approved, as set forth in attached Exhibit "A", which is on file with the Chief Clerk's Office, and a copy of which is attached hereto for reference; provided, however, that nothing in this Ordinance or approval is intended to supersede the requirements of Section 14-510 (Wissahickon Watershed Overlay District) or Section 14-704(2) (Steep Slope Protection Ordinance), the requirements of which continue to apply in full.

SECTION 3. This Ordinance shall become effective immediately.

MAP A1 - EXISTING MAP

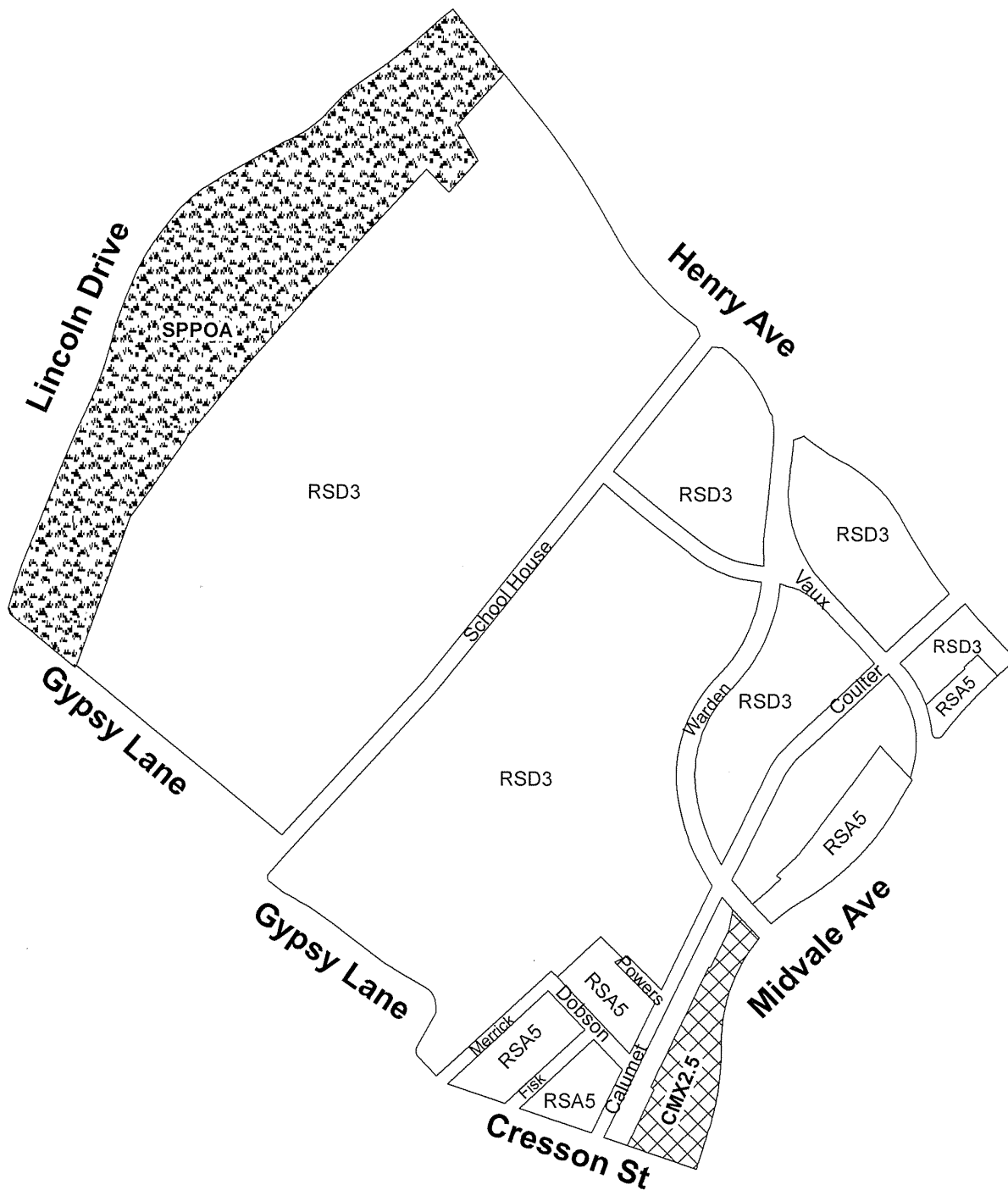


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


- RM2 RM2 Residential Mixed-Use
- RM3 RM3 Residential Mixed-Use
- RSA1 RSA1 Residential Single Attached
- RSD3 RSD3 Residential Single Detached
- SPPOA SPPOA Special Purpose Parks Active



MAP A2 - EXISTING ZONING

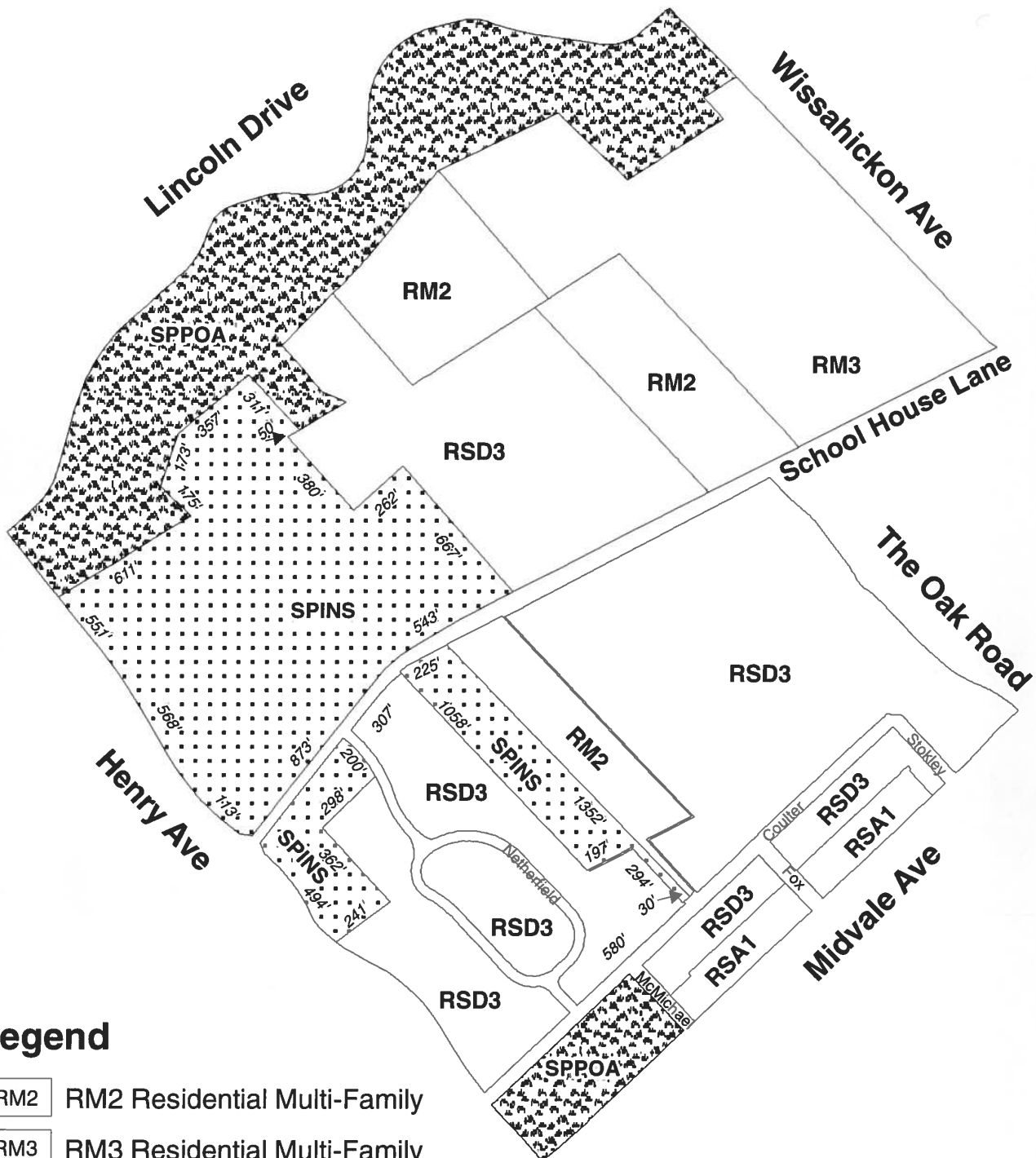


Legend

-  CMX2.5 Commercial Mixed-Use
-  RSA5 Residential Single Attached
-  RSD3 Residential Single Detached
-  SPPOA Parks and Open Space Active



MAP B1 - PROPOSED MAP

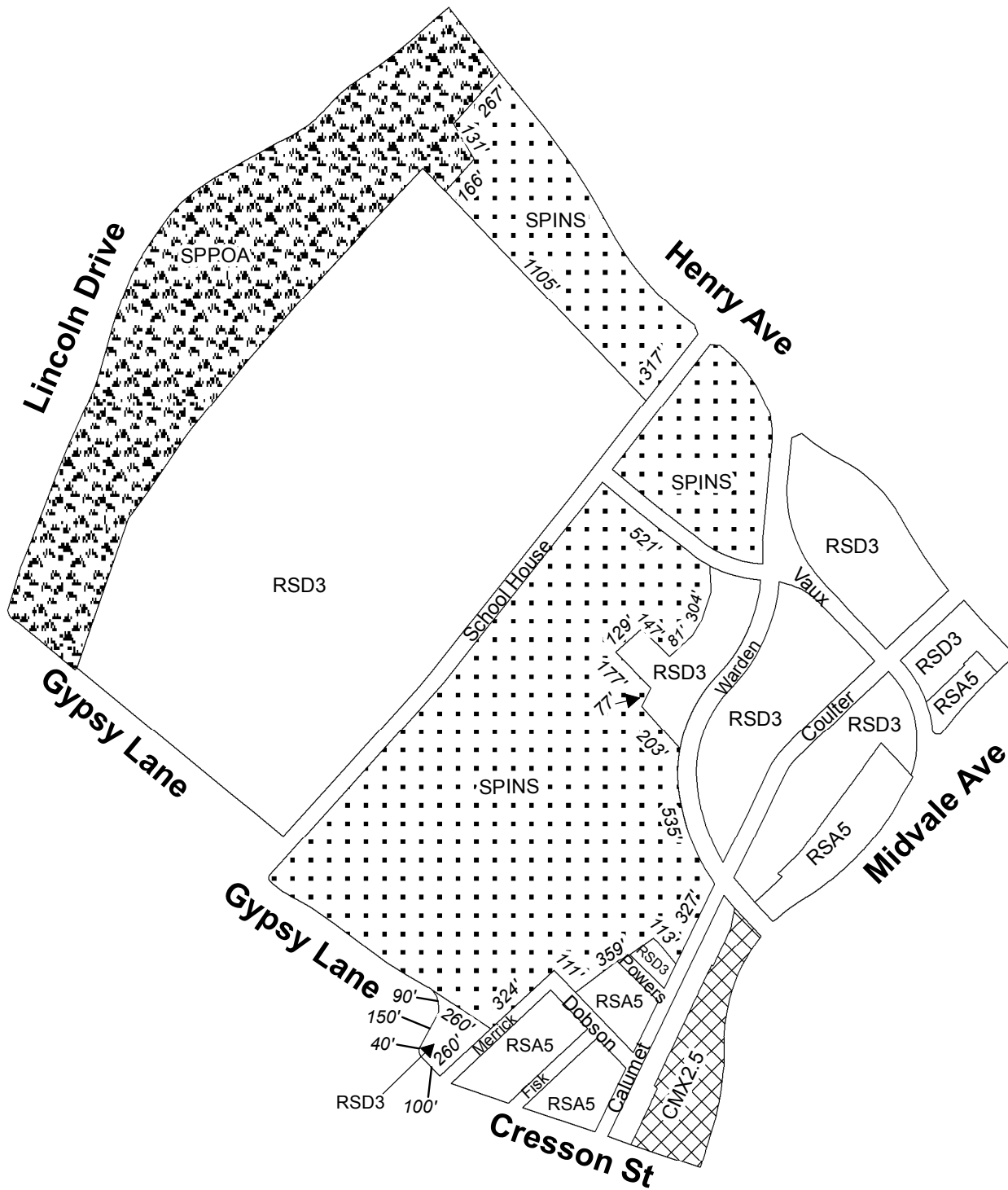


Legend

- RM2 RM2 Residential Multi-Family
- RM3 RM3 Residential Multi-Family
- RSA1 RSA1 Residential Single Attached
- RSD3 RSD3 Residential Single Detached
- SPINS SPINS Institutional
- SPPOA SPPOA Parks and Open Space Active



MAP B2 - PROPOSED ZONING



-  CMX2.5
-  RSA5
-  RSD3
-  SPINS Institutional
-  SPPOA Parks and Open Space Active



EXHIBIT "A"

BUILDING AREA TABULATION

PROPOSED BUILDINGS

Building	Building Use	Occupied Area	GSF	Height
1	EDUCATIONAL FACILITY/DORMITORY	23,537 SF	141,222	70' (5 stories)
2	EDUCATIONAL FACILITY	5,114 SF	5,144	40' (3 stories)
3	EDUCATIONAL FACILITY/DORMITORY	12,000 SF	60,000	60' (5 stories)
4	EDUCATIONAL FACILITY/DORMITORY	17,000 SF	51,000	40' (3 stories)
5	EDUCATIONAL FACILITY	3,120 SF	3,120	30' (3 stories)
6	EDUCATIONAL FACILITY	11,200 SF	33,600	48' (3 stories)
7	EDUCATIONAL FACILITY	15,000 SF	60,000	75' (4 stories)
8	EDUCATIONAL FACILITY	23,250 SF	69,750	48' (3 stories)
Total Proposed GSF			423,836	

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EXISTING BUILDINGS

Building	Building Use/ NAME	Occupied Area	GSF	Height
9	Fortess	14,993 SF	33500	
10	Ravenhill Mansion	7,815 SF	15500	
11	Mott Hall	7,486 SF	17250	
12	Chapel	5,584 SF	6200	
13	Partridge Hall	4,748 SF	13500	
14	Weber	6,318 SF	7350	
15	Dining Hall	16,288 SF	23798	
16	Ronson Hall	26,447 SF	67370	
17	3427 Warden		1927	
18	Smith House	7,658 SF	11500	
19	President's House	3,378 SF	7500	
20	3950 Vaux (barn)		3216	
21	3960 Vaux		3744	
22	Tuttleman Center	15,873 SF	31500	
23	Gibbs Hall	3,981 SF	7065	
24	Gibbs Cottage	1,573 SF	1404	
25	White Corners (w/ garage)	6,266 SF	21340	
26	Roxborough House	2,393 SF	4449	
27	Elliott		4365	
28	Paley	9,384 SF	9384	
29	Althouse Hall		30044	
30	Gallagher Athletic Center		54244	
31	Scholler Hall	8,824 SF	30000	
32	Reichlin House	6,747 SF	12995	
33	Kanbar Student Center	23,932 SF	75235	
34	Hayward Hall	50,900 SF	85000	
35	Architecture & Design Center	23,900 SF	23690	
36	Search Hall	7,847 SF	25562	
37	Gatehouse 1 (Hayward)	1,400 SF	1200	
38	Gutman Library	21,646 SF	54000	
39	Gatehouse 2 (Gutman)	1,134 SF	2830	
40	DEC Center	12,694 SF	40000	
41	Student Townhouses		27800	
42	SEED Center	11,453 SF	14000	
43	Physical Plant		4862	
44	Archer Hall	14,780 SF	14780	
45	Art Center	4,033 SF	4033	
46	Haggar Hall	6,678 SF	6678	
47	Independence Housing 1-3	14,121 SF	139200	

Total Existing GSF	938,015
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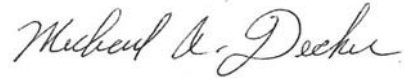
TOTAL MAX GSF	1,361,851
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City of Philadelphia

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 1, 2016. The Bill was Signed by the Mayor on December 14, 2016.



Michael A. Decker
Chief Clerk of the City Council