

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

BILL NO. 230302 (As Amended, 5/22/23)

Introduced April 20, 2023

**Councilmember Jones** 

Referred to the Committee on Rules

#### AN ORDINANCE

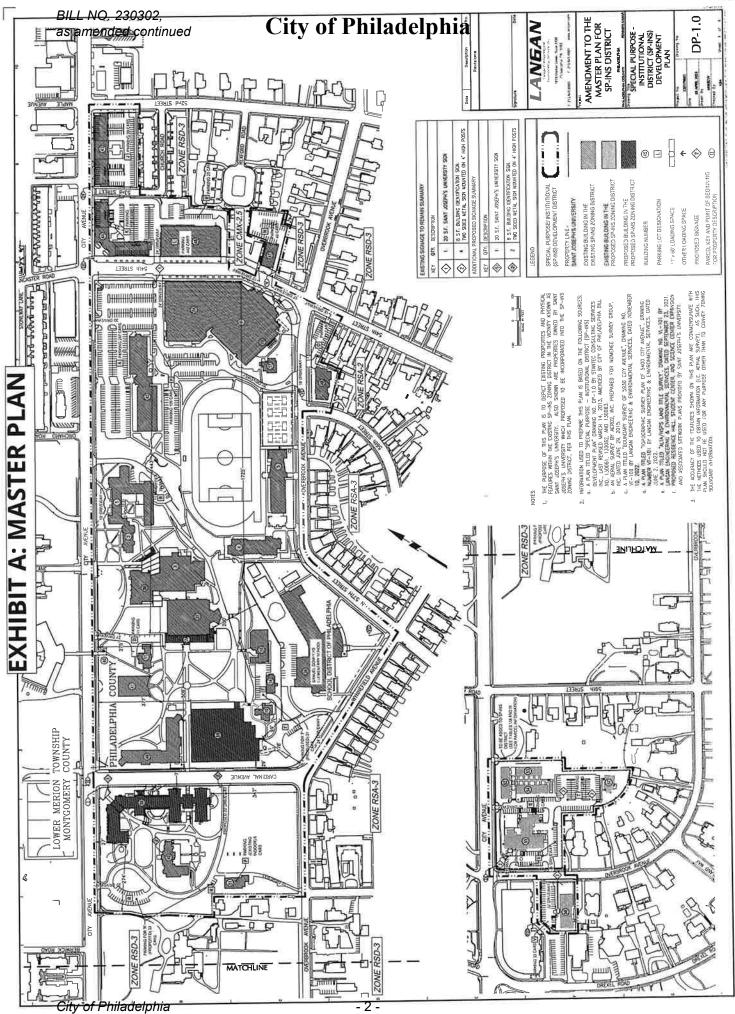
To approve a major amendment to the Saint Joseph's University Master Plan related to a proposed Residence Hall and Student Center and the addition of six existing buildings to the Master Plan and to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land, all in the area bounded by City Avenue, 52nd Street, Woodbine Avenue, Wynnefield Avenue, Overbrook Avenue, Upland Way, and Drexel Road.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-304(4) of The Philadelphia Code, the Saint Joseph's University Master Plan is hereby amended, as set forth in the attached Exhibit "A" Master Plan, dated February 24, 2023, along with Exhibit "B" 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. 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 City Avenue, 59th Street, Overbrook Avenue, Upland Way, and Drexel Road from the existing zoning designations indicated on "Map A," set forth below, to the zoning designations indicated on "Map B," set forth below.

SECTION 2. This Ordinance shall become effective immediately.



	SJU - 5800 CITY AVENUE ARING DISTANCE 9°30'45.10" E 770.000' 9°30'45.10" E 770.000' 28°45'76" W 348.469' 25°46'28" W 1.75.920' 33°02'43" W 1.00.310' 17°00'00" W 55.820' 17°00'00" W 55.820' 33°02'43" W 1.00.310' 33°22'14.90" E 29.751' 60°29'14.90" E 482.652' 33°24'28" B 466' 33°24'28" W 100.310' 33°24'28" W 1000' 33°24'28" W 1000' 33°24'28" W 1000' 33°24'28" W 146.422' 33°24'28" W 146.422' 33°24'28" W 146.422' 33°24'28" W 138.000' 33°24'28" W 138.000' 33°24'28" W 138.000'	ARC RADIUS 30.000' ARC RADIUS 150.000' 180.00'	JANCE	9 9	DISTANCE	= 38.7777	NOTES FOR PROPERTY DESCRIPTIONS AND AREA SUMM. AREAS AND DISTANCES SHOWN ARE IN PHILADELPI- DISTRICT STANDARD MEASURE. 2. ALL PROPERTIES ARE DESCRIBED CLOCKWISE FROM THEIR POINT OF BEGINNING, INDICATED ON THE PI 3. PROPERTY LINE DIMENSIONS SHOWN ON THIS PLAI BREFLECT A CONSOLIDATED CONDITION WHERE		
Immended countinged       Crity of Lbuild       State       Curron State	Saring         Distance           29°30'45.10" E         770.000'           29°30'45.10" E         770.000'           60°30'00" W         417.360'           60°30'00" W         84.660'           33°02'43" W         175.920'           33°02'43" W         100.310'           17°00'00" W         55.820'           33°02'43" W         100.000'           17°00'00" W         55.820'           17°00'00" W         55.820'           17°00'00" W         55.820'           13°51'10" E         29.751'           60°29'14.90" E         482.652'           60°29'14.90" E         148.653'           55.820'         33°02'           13°51'10" E         29.751'           60°29'14.90" E         148.652'           60°29'15" W         856.518'           60°29'15" W         856.518'           60°29'15" W         331.000'           32'1700 W         318.000'           60°29'15" W         307.135'	ARC RADIUS 30.000' ARC RADIUS 150.000' 180.00'	ANCE	8 8	DISTANCE	06: . 8	<ol> <li>AREAS AND DISTANCES SHOWN ARE IN PHILADELPH DISTRICT STANDARD MEASURE.</li> <li>ALL PROPERTIES ARE DESCRIBED CLOCKWISE FROM THEIR POINT OF BEGINNING, INDICATED ON THE PI THEIR POINT OF BEGINNING, INDICATED ON THE PI 3. PROPERTY LINE DIMENSIONS SHOWN ON THIS PLAI REFLECT A CONSOLIDATED CONDITION WHERE</li> </ol>		
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55.80%         53.80%         54.80%         54.80%           E         482.657         1.534919 SF         1.534919 SF           E         482.657         ARC RADUS         ARC NOLS         1.534919 SF           E         482.657         ARC NOLS         ARC NOLS         35.24 ac           DISTANCE         ARC RADUS         ARC DISTANCE         CHORD DISTANCE         35.24 ac           1057300         ISU 2000         ISU 2001         ISU 2001         1.52.57           2003390         ISU 2000         ISU 2001         ISU 2001         1.24.67           2003390         ISU 2000         ISU 2001         ISU 2001         1.24.68           2003390         ISU 2000         ISU 2001         ISU 2001         ISU 2001           2003390         ISU 2000         ISU 2001         ISU 2001         ISU 2001           2003390         ISU 2000         ISU 2001         ISU 2001         ISU 2001           212.0567         ISU 2001         ISU 2001         ISU 2001         ISU 2001           212.5667         ISU 2001         ISU 2001         ISU 2001         ISU 2001           212.5667         ISU 2001         ISU 2001         ISU 2001         ISU 2001           212.566 </td <td>ECA</td> <td>ARC RADIUS 150.000' 180.00'</td> <td>IANCE</td> <td>5</td> <td>DISTANCE</td> <td></td> <td>INDIVIDUAL PARCELS OWNED BY SAINT JOSEPH'S</td> <td>uec</td>	ECA	ARC RADIUS 150.000' 180.00'	IANCE	5	DISTANCE		INDIVIDUAL PARCELS OWNED BY SAINT JOSEPH'S	uec	
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E CAMPUS         AREA = 1534,313 S.F.           35,24 ac.         35,24 ac.           20057A0C         ARC DISTANCE         CHORD DISTANCE           1,0055400         1057A0C         ARC DISTANCE         35,24 ac.           2,005550         196000°         102,347         158,751           2,0055         196000°         102,734         5470799°         101,427           56,513         190,000°         192,734         138,751         135,24 ac.           9,0377         5,470799°         101,427         5471971°         89,440           9,0377         9,377         5,479799°         101,427         90,377           9,000         10,427         5,477979°         101,427         90,377           9,000         10,427         5,477979°         101,427         90,377           9,000         10,427         117,2739         5,470799°         101,427           12,566         90,000         112,328         117,2239         117,2239         117,2239           12,567         90,000         10,447         12,3467         123,466         123,466           12,567         12,513         117,2239         5,3705177°         123,266           12,560	ECA	ARC RADIUS 150.000' 180.000'	IANCE	US N	DISTANCE				
Instruct         Anc RADIUS         Anc DISTANCE         CHORD BEARING         CHORD DISTANCE         S3.24 ac           20013         90000         167.387         5.267377         150.000         156.287         5.263377         90.01.472           20013         90000         167.387         5.2633277         90.01.427         156.050         156.287         5.263377         90.01.427           20013         550007         167.387         1.12.468         10.12.47         10.14.47           20013         550007         9.0777         5.4470797         9.9377         5.4470739         9.9377           201135         550007         10.17.427         3.3705177         8.8.607         9.0377         5.4470739         9.9377           201135         550007         10.17.485         117.2739         3.3705177         Acta         2.82.32         0.001           201135         55.0617         9.0017         85.800         17.235         2.22.32         0.001           201137         Acta         10.27.66         Acta         12.2.867         5.2.2.32         0.001           201137         Acta         10.17.273         3.37051776         Acta         1.2.2.867         5.2.2.32		ARC RADIUS 150.000' 180.00'	IANCE	9	DISTANCE	= 1,534,919			
2003/590*         100         12/30/590*         15/31*         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51         12/30/51 <th< td=""><td></td><td>150.000' 180.00'</td><td></td><td></td><td>58.751' 01.42'</td><td>35.24</td><td></td><td>C</td></th<>		150.000' 180.00'			58.751' 01.42'	35.24		C	
146.427         150.000         167.28F         5.873.217 W         128.751           266.107         150.274 V         5.873.217 W         128.751           266.107         100.147         5.440739' W         101.427           266.007         102.744'         5.440739' W         101.427           213.000         117.333         112.466         112.466           213.015         117.737         5.467.197'E         29.460           212.266         117.333         112.466           212.266         117.466         112.466           212.266         117.333         112.466           212.266         112.466         112.466           212.266         112.466         122.867           212.266         112.466           212.266         112.466           212.266         112.466           212.266         122.326           212.267         AREA           212.266         24.0000           212.266         24.0000           212.266         24.0000           212.266         24.0000           212.266         24.0000           212.266         24.0000           212.266         24.00000 <td></td> <td>150.000' 180.00'</td> <td></td> <td></td> <td>58.751' 01.42'</td> <td></td> <td></td> <td>ity</td>		150.000' 180.00'			58.751' 01.42'			ity	
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2003         BAND         MARTH         M		0007097						0	
64:000         64:000         90:872         5 48'19'17'E         89.490'           313:000         117.333'         112.279'         5 48'19'17'E         89.490'           313:000'         117.333'         112.246'         112.468'         90.01'           212.366'         90.00'         89.41'         N 57'58'57''W         85.806'           755.138'         112.266'         90.00'         2.22 ac         2.22 ac           755.138'         AREA         2.22 ac         2.22 ac           101/05         ARC INSTANCE         CHORD BEARING         AREA         2.22 ac           101/05'         ARC DISTANCE         ARC DISTANCE         AREA         2.22 ac           101/05'         ARC RADIUS         AREA         2.22 ac         2.22 ac           1017ANCE         ARC RADIUS         AREA         2.22 ac         2.22 ac           101705         ARC RADIUS         AREA         2.23 ac         2.22 ac           101705         ARC RADIUS         AREA         2.23 ac         2.22 ac           101705         ARC RADIUS         AREA         2.23 ac         2.22 ac           101705         AREA         2.23 ac         2.22 ac         2.22 ac           1027 ac<								<b>f</b> ]	
336.000 <sup>°</sup> 348.00 <sup>°</sup> 348.00 <sup>°</sup> 307.135 <sup>°</sup> 150.081 <sup>°</sup> 90.87 <sup>°</sup> 5.48 <sup>°</sup> 19 <sup>°</sup> 17 <sup>°</sup> E         89.490 <sup>°</sup> 17.501 <sup>°</sup> 117.533 <sup>°</sup> 117.127 <sup>°</sup> 5.37'05'17 <sup>°</sup> E         112.468 <sup>°</sup> 212.266 <sup>°</sup> 90.001 <sup>°</sup> 89.431 <sup>°</sup> 5.37'05'17 <sup>°</sup> E         112.468 <sup>°</sup> 755.185 <sup>°</sup> 90.001 <sup>°</sup> 89.431 <sup>°</sup> 5.36 <sup>°</sup> C         5.6 <sup>°</sup> 755.187 <sup>°</sup> 90.001 <sup>°</sup> 89.431 <sup>°</sup> 5.36 <sup>°</sup> C         5.6 <sup>°</sup> 755.187 <sup>°</sup> 0.001 <sup>°</sup> 89.431 <sup>°</sup> 5.36 <sup>°</sup> C         5.14 <sup>°</sup> 755.187 <sup>°</sup> ARE         112.526 <sup>°</sup> 2.82 a <sup>°</sup> 2.82 a <sup>°</sup> 175.187 <sup>°</sup> ARE         ARE         2.82 a <sup>°</sup> 2.82 a <sup>°</sup> 1217.010         ARE         ARE         2.82 a <sup>°</sup> 2.82 a <sup>°</sup> 1217.010         ARE         2.82 a <sup>°</sup> 2.82 a <sup>°</sup> 4.86           1217.01         ARE         2.82 a <sup>°</sup> 2.82 a <sup>°</sup> 4.86           121.20 <sup>°</sup> 2.82 a <sup>°</sup> 2.82 a <sup>°</sup> 2.82 a <sup>°</sup> 4.86           121.20 <sup>°</sup> 2.82 a <sup>°</sup> 2.82 a <sup>°</sup> 2.82 a <sup>°</sup> 4.86 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Pł</td>								Pł	
307.135         150.081         90.872         5 48.19.17°         6 9.490 <sup>-</sup> 17.501 <sup>-</sup> 117.533         117.233         5 370517°         112.468 <sup>-</sup> 175.136 <sup>-</sup> 117.533         117.133         5 370517°         8.806 <sup>-</sup> 755.136 <sup>-</sup> 90.001 <sup>-</sup> 89.41 <sup>-</sup> N 5778579 <sup>-</sup> 8.806 <sup>-</sup> 755.136 <sup>-</sup> 90.001 <sup>-</sup> 89.41 <sup>-</sup> N 5775857 <sup>-</sup> 8.806 <sup>-</sup> 175.136 <sup>-</sup> 00.01 <sup>-</sup> 89.41 <sup>-</sup> N 5775857 <sup>-</sup> 8.806 <sup>-</sup> DINGARA         ARDIUS         ARC DISTANCE         CHORD DISTANCE         AREA =         122.867           DISTANCE         ARC RADIUS         ARC RADIUS         AREA =         122.867         8.806 <sup>-</sup> 152.277         ARE C RADIUS         AREA =         122.867         8.806 <sup>-</sup> 9.800 <sup>-</sup> 152.287         AREA =         122.867         8.806 <sup>-</sup> 9.82.280         9.806 <sup>-</sup> 9.81.86           241.27         AREA =         122.867         8.806 <sup>-</sup> 9.81.86         9.81.86           152.47         AREA =         1.27.9         9.91.27         9.91.87         9.91.87           153.90 <sup>-</sup> AREA =								ni	
17.501*         117.273*         5.37'05'17" E         112.466'           122.266'         117.533'         117.273'         5.37'05'17" E         112.466'           122.266'         90.001'         93.441'         N 5.365'         N 5.365'         N 5.365'           755.185'         N 45 (HAWK'S LANDING)         85.806'         ARE a         122.867 S.F.         N 1000'           155.186'         ARC RADIUS         ARC DISTANCE         CHORD BEARING         CHORD DISTANCE         ARE a         122.867 S.F.           157.105'         ARC RADIUS         ARC RADIUS         ARC RADIUS         ARE a         122.82 ac         N 1000'           157.105'         ARC RADIUS         ARC RADIUS         ARC RADIUS         ARE a         122.83 ac         N 1000'           157.056'         ARC RADIUS         ARC RADIUS         ARC RADIUS         ARE A         122.867 S.F.         N 1000'           157.057'         ARC RADIUS         ARC RADIUS         ARC RADIUS         ARC RADIUS         ARE A         122.867 S.F.         N 1000'           171.050'         171.050'         171.050'         123.050'         124.050'         124.050'         124.050'           171.050'         124.050'         124.050'         127.35'         127.35' </td <td></td> <td>150.081</td> <td></td> <td>'17" E</td> <td>19.490'</td> <td></td> <td></td> <td>la</td>		150.081		'17" E	19.490'			la	
117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355         117.355 <t< td=""><td></td><td></td><td></td><td>-11.7H C</td><td>12 468</td><td></td><td></td><td>de</td></t<>				-11.7H C	12 468			de	
420.2000         90.001'         89.441'         N.57'58'57'' W         85.806'           755.185'         755.185'         AEA         122,867' S.F.         AEA         122,867' S.F.           DISTANCE         ARC NOUN'         ARC ADIUS         ARC ACTORD BEARING         CHORD DISTANCE         AREA         122,867' S.F.           DISTANCE         ARC RADIUS         ARC DISTANCE         CHORD DISTANCE         2.82 ac         2.82 ac           380 200'         380 200'         100'         AREA         122,867' S.F.         2.82 ac           380 200'         380 200'         ARC RADIUS         ARC DISTANCE         CHORD DISTANCE         2.82 ac           150 205''         150 205''         AREA         1.23 ac         2.82 ac         2.82 ac           151 209''         AREA         1.27 ac         3.65 147' S.F.         2.64 ac         2.64 ac           151 209''         AREA         55.147' S.F.         AREA         55.147 S.F.         2.64 ac           151 208''         AREA         55.147 S.F.         2.73 ac         2.12 ac         2.12 ac           151 208''         AREA         55.147 S.F.         3.127 ac         3.127 ac         3.127 ac           151 208''         AREA         1.27 ac		117.533		3 T/ C	0011/71			e <b>l</b> j	
755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.185'         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112         755.112 <th 755<="" td=""><td></td><td>90.001</td><td></td><td></td><td>35.806'</td><td></td><td></td><td>pł</td></th>	<td></td> <td>90.001</td> <td></td> <td></td> <td>35.806'</td> <td></td> <td></td> <td>pł</td>		90.001			35.806'			pł
DINGS 44 (LANNON) & N45 (HAWK'S LANDING)         AREA = 122,867 5.F.         AREA = 122,867 5.F.           DISTANCE         ARC RADIUS         ARC DISTANCE         CHORD BEARING         CHORD DISTANCE         2.82 ac.           329300         AREA         2.82 ac.         2.82 ac.         2.82 ac.         964           320517         ARC RADIUS         ARC DISTANCE         CHORD BEARING         CHORD DISTANCE         2.82 ac.           329300         ARC PADIUS         ARC DISTANCE         CHORD BEARING         CHORD DISTANCE         2.82 ac.           320317         38.053         38.053         2.41.127         2.82 ac.         964           122.276         ARE A         55.147 5.F.         ARE A         55.147 5.F.         2.84 AS.           171.097         ARE A         55.147 5.F.         ARE A         55.147 5.F.         2.84 AS.           171.097         ARE A         55.147 5.F.         2.127 5C.         2.127 5C.         2.127 5C.           181.250         ARE A         55.147 5.F.         1.27 ac.         2.127 ac.         2.127 5C.           181.250         ARE A         55.147 5.F.         1.27 ac.         2.127 5C.         2.127 5C.           181.250         ARE A         55.147 5.F.         1.27 ac.								nia	
DISTANCE       ARC RADIUS       ARC DISTANCE       CHORD DISTANCE       CHORD DISTANCE       2.82 ac.       2.82 ac.         157.105       ARC RADIUS       ARC DISTANCE       CHORD DISTANCE       CHORD DISTANCE       2.82 ac.       2.82 ac.       2.82 ac.         157.105       380.53'       Boston       Boston       Boston       2.82 ac.       2.82 ac.       2.82 ac.         157.107       380.53'       Boston       Boston       Boston       Boston       2.82 ac.       2.82 ac.       2.82 ac.         157.107       380.53'       Boston       Boston       Boston       2.82 ac.       2.82 ac.       2.82 ac.       2.82 ac.         157.107'       Boston       Boston       Boston       Environ       Environ       Environ         157.109'       Are Acid       S5.147 Sc.       Are Acid       S5.147 Sc.       Environ         171.097'       Are Acid       CHORD BEARING       CHORD BEARING       Are Acid       S5.147 Sc.         171.097'       Are Acid       CHORD BEARING       CHORD BEARING       Are Acid       S5.147 Sc.         181.250'       Are Acid       CHORD BEARING       CHORD BEARING       CHORD BEARING       S7.147 Sc.         181.260'       Biston       Are Aci		NAN & NAS (HANAK'S	( JANDING)			122.867	Manager		
DISTANCE         ARC RADIUS         ARC DISTANCE         CHORD BEARING         CHORD DIAMCE         2.22.46           244.127         244.127         244.127         2.42.46         2.22.46           38.053         38.053         2.41.47         2.44.46         2.44.46           155.1278         155.1278         2.41.47         2.44.46         2.44.46           155.1278         155.147         2.47.45         2.44.45         2.44.45           157.097         AREA         55.147         2.47.56         2.44.45           171.097         AREA         55.147         2.6.47         2.6.46           127.020         AREA         55.147         2.6.47         2.6.41           121.037         AREA         55.147         2.6.47         2.6.41           121.037         AREA         55.147         2.6.41         2.7.45	NINE ++ CONTRATING - DIC				CLOBD DICTANCE				
244.127         244.127         March           389.290'         389.290'         Anticol           389.200'         10.05         Anticol           15.492'         10.05         Anticol           171.097'         Anticol         Anticol           10.1101         Anticol         Anticol           10.1102         Anticol         Anticol           10.1101         Anticol         Anticol           10.1101         Anticol         Anticol           10.1102         Anticol         Anticol           10.1102         Anticol         Anticol           10.1103         Anticol		ARC RADIUS	ARC DISTANCE	2	CHOKD DISIANCE	7.82			
3057.270         3057.270         100000           152.778         152.778         100000           152.778         100000         100000           152.778         100000         100000           152.778         100000         100000           152.778         100000         100000           171.097         AREA         55,147 5,F.           6 43 (RASHFOR)         AREA         55,147 5,F.           0 157 ACE         AREA         55,147 5,F.           1 12.7 ac         1.27 ac         1.27 ac           1 30.0455         ARE ABIUS         CHORD BEARING         CHORD BISTANCE           1 30.0457         AREA         55,147 5,F.							Separate	900	
157.278         157.278         157.278         157.278         157.278         157.278         157.278         157.278         157.278         157.278         157.278         157.278         157.278         157.278         157.277         157.277         157.277         157.278         157.277         157.277         157.277         157.277         157.277         157.277         157.277         157.277         157.277         157.277         157.277         157.277         157.277         157.277         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.27         157.27.2							LANG	AN	
15.432'       15.432''       11.097'       11.097'         171.097'       539.089'       ARENDMEN         539.089'       ARENDMEN       ARENDMEN         6 43 (R3FHCR)       AREA = 55,147 S.F.       AREA = 55,147 S.F.         0 157 ac       1.27 ac       1.27 ac         1 20.155'       AREA = 55,147 S.F.       AREA = 53,147 S.F.         1 11.050'       AREA = 53,147 S.F.       AREA = 53,147 S.F.         1 11.127 ac       1.27 ac       1.27 ac         1 11.120'       AREA = 53,147 S.F.       SP-INS DI         1 11.156'       AREA = 53,147 S.F.       AREA = 53,147 S.F.							Construction of the second sec	and and	
171.097*       AMENDMEN         539.089'       AMENDMEN         639.100       AREA = 55,147 S.F.         643 (RASHFORD)       AREA = 55,147 S.F.         181.250'       AREA = 1.27 ac         181.250'       181.250'         181.646'       181.646'							a n		
5 43 (RASHFORD)       AREA = 55,147 S.F.         5 13 (RASHFORD)       AREA = 55,147 S.F.         130 (327)       AREA = 1.27 ac         131 (360)       1.27 ac         131 (361)       1.27 ac							AMENDMENT	T TO THE	
5 43 (RASHFORD)       AREA = 55,147 S.F.         0 INTANCE       ARC RADIUS       ARC DISTANCE         1 20:0425'       ARC RADIUS         1 20:0425'       ARC NORD BEARING								AN FOR	
DISTANCE         ARC RADIUS         ARC DISTANCE         CHORD BEARING         CHORD DISTANCE         1.27 ac           300.425'         181.250'         307.187'         307.187'         1.21 ac         SP-INS T           181.250'         181.260'         181.260'         1.127 ac         1.127 ac         1.127 ac	/) BUILDING 43 (RASHFORD)					55,147	2 <u>1</u>	Million Million	
300.425' 300.425' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181.250' 181		ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	1.27	_	ARIFS	
181.250' 307.187' 181.646'									
181.646 <sup>5</sup>						1-1			
						_	П	DP-1.1	

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NOTES FOR PROPERTY DESCRIPTIONS AND AREA SUMMARYS	AS AND DISTANCES SHOWN ARE IN PHILAUELPHIA FRICT STANDARD MFASIIRE		PROPERTIES ARE DESCRIBED CLOCKWISE FROM	LIR PUINT UF BEGINNING, INDICATED UN THE FLAN	DEPTY LINE DIMENSIONS SHOWN ON THIS DIAN	I FCT A CONSOLIDATED CONDITION WHERE	IVIDIJAI PARCEIS OWNED BY SAINT JOSEPH'S	VERSITY ARE CONTIGUOUS.														-			Dola Description Reviellans			Spectra	LANGAN	Environmental connection (Inter- 15) (8 Manual Symmer, Science 1400)	President Control of the second secon		AMENDMENT TO THE MASTER PLAN FOR	SP-INS DISTRIC	REALIZED FOR CONTRACT AND CONTRACT		SP-INS TABLES		Interior (Interior)	
24,683 S.F.	0.57 ac 1. ARE	2	Z. ALL	IHI				INN	75 437 c c		0.05 dC									168,465 S.F. 3.87 ac		26,334 S.F.	0.60 ac						159,448 S.F.	3.66 ac										
AREA =									ADEA -	HILA -										AREA =		AREA =	t.						AREA =											
	CHORD DISTANCE											147 477						80.306'					CHORD DISTANCE							CHORD DISTANCE			209.41'				21.21'		80.306'	
	CHORD BEARING									CINICUL		NI 67°10'13 13" F						N 22°36'00.36" W		NPERS SCHOOL)			CHORD BEARING						1 1	CHORD BEARING			N 77°17'42" W				N 11°58'32" E		N 22°36'00.36" W	
ROTC)	ARC DISTANCE								: 48 (FI S)		AKL UISTANCE	1010 111	T4/.020					80.461'	8	– BUILDING 24 (SAMUEL GOMPERS		HALL	ARC DISTANCE							ARC DISTANCE			231.80'				73 56'	07:77	80.461'	
- BUILDING 47 (AFROTC)	ARC RADIUS								VENITE - RUITDING 48 (ELS)		ARC RADIUS	C40 0351	CEN.ETO					375 000'	000.000	IELPHIA – BUILDIN		6050 OVERBROOK AVENUE - ASHWOOD HALI	ARC RADIUS						DORE HALL	ARC RADIUS			150.00'				15.00'	00.01	375.000'	
2443-45 N 54th STREET -	DISTANCE	71.979'	100.000	11.00	138.285	52.313'	25.000'	192.751'	EADD 14 OVEBREOOK AVENUE		DISTANCE	198.216	an con!	168.810	57.883'	22.720'	9.446'	140.576		VII) SCHOOL DISTRICT OF PHILADELPHIA		OVERBROOK AVI	DISTANCE	137.00'	200.00'	80.00	70.803		5930 CITY AVENUE - MOORE HALL	DISTANCE	277.00'	44.70	.46.7/7	25.00'	130.00'	225.00'	255.00'	175 88'		
V) SJU – 2443-45	BEARING	N 03°24'41.60" W	N 75°36'35.90" E				S 14°23'24.10" E	S 75°36'35.90" W	1/11 5111 - 5400 1/	- Li	BEARING	N 60°29'15" E	T 102 8142 COLL L	5 86°35'18" W	5 09°23'51" E	S 04°59'21.35" E	S 17°17'54.40" E	S 73°32'42" W		NII) SCHOOF DIS		VIII) SJU – 6050 (	BEARING	S 29°30'45" E	S 60°29'15" W	N 29°30'45" W	N 06"52'19" E N 60°29'15" E		IX) SJU - 5930 CI	BEARING	S 29°30'45" E	N 60°29'15" E	N 29°30'45" W	5 60°79'15" W	N 29°30'45" W	S 60°29'15" W	N 29°30'45" W	NI CO07011C11 E	N 00 27 17 1	

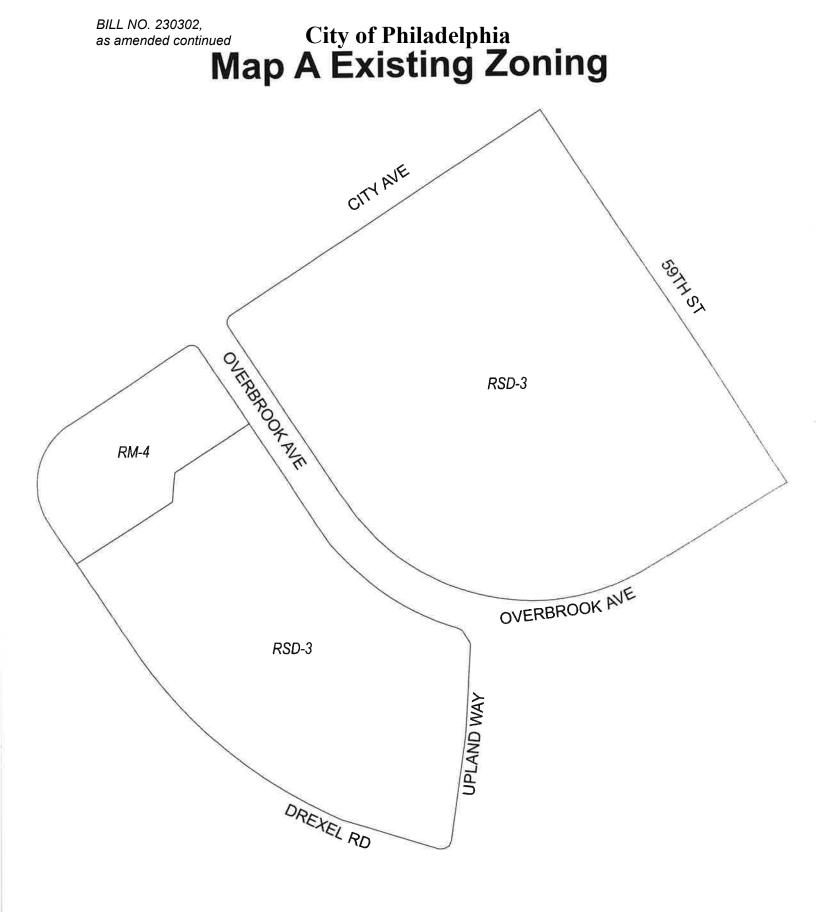
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	R BUILDING COVERAGE, S.F. PARKING LOT		21,890 A			16,000 A						2,424 F (1)			8,264 R				6,492 D			25//40 A					3,470 P,R	463,990				13,594	24.484	-		~ I	5P-INS DISIR	93,268	
BUILDING SUMMARY TABLE	BUILDING GROSS FLOOR HEIGHT AREA, S.F.			32' 11,340			39' 49,900	33' 34,728			65' 24,000	26' 7,272						75' 118,550					72' /6,/00	72' 103,000				EXISTING BUILDINGS TOTAL 1,421,388		58' 27,370		43' 47,850	11	NEW BUILDINGS FUTAL TOURS				BUILDINGS TOTAL 464,130.00	
BUILDING SU	NO. BUILDING	EXISTING RI III DINGS	1 BARBELIN HALL (CLASSROOM)	2 LONERGAN HALL (CLASSROOM)	3 DREXEL LIBRARY		t	t	T	7 RECREATION FACILITY (ATHLETIC COMPLEX)	t	10 OUIRK HALL (STUDENT RESIDENCE)	t	14 POWER PLANT (MECHANICAL EQUIPMENT)	+	17 BARRY HALL (OFFICE)	F	1	+	1	41 CHAPEL OF SAINT JOSEPH	-		44 LANNON RESIDENCE HALL	46 VILLIGER RESIDENCE HALL		49 5800 CITY AVENUE (SERVICE BUILDING) (OFFICE/PKG)		EXISTING BUILDINGS (PROPOSED TO BE ADDED TO THIS SP-INS PLAN)	52 MICHAEL J MORRIS DOWNHOUSES - NORTH	54 MICHAEL J MORRIS DOWNHOUSES - WEST	Г	57 ALUMNI HOUSE	NEW B	PROPOSED BUILDINGS (PROPOSED TO BE ADDED TO THIS SP-INS PLAN)	58 RESIDENCE HALL	STUDENT CENTER	NEW	

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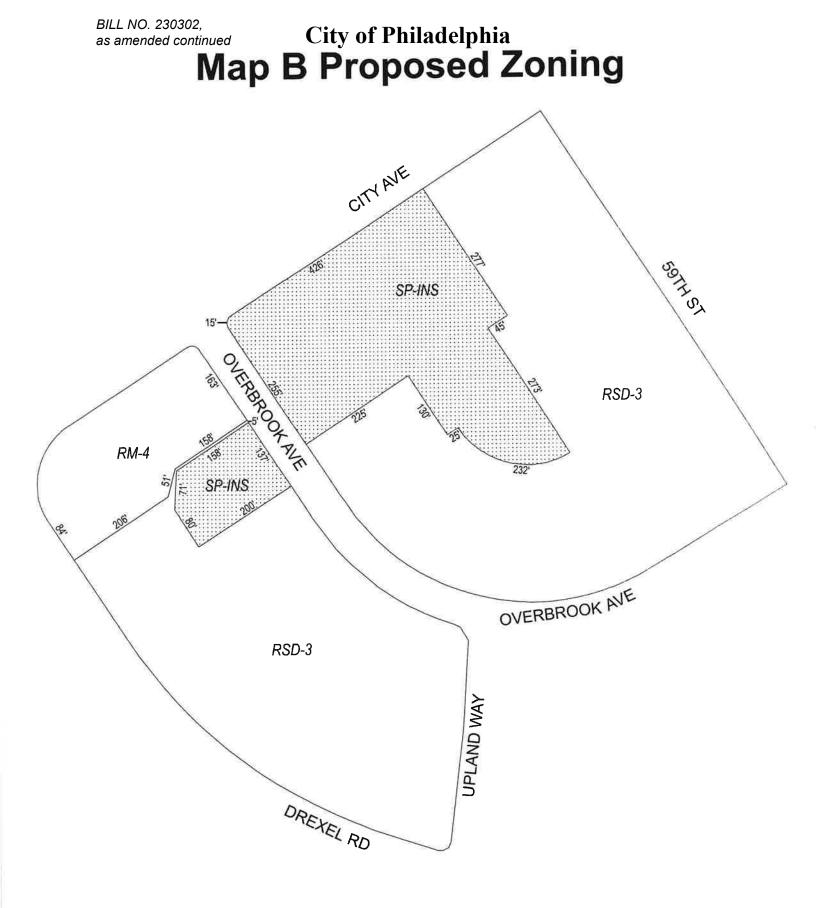
Total boltstart     Cutat boltstart     256,601     36,782       100AL boltstart     100AL boltstart     2005 store wakkist     205,001       100AL boltstart     100AL boltstart     205,001     205,001       100AL boltstart     2005 store wakkist     205,001     205,001       100AL boltstart     2005 store wakkist     205,001     205,001       100AL boltstart     2005 wake knip     205,001     205,001       0.000B ask for the store of the wake lip     0.054     0.054       MRNING     0.000B     214 shotstart     214 shotstart       0.000B ask for the store of the wake lip     0.054     0.054       MRNING     0.000B     214 shotstart     214 shotstart       1000B ask for the store of the wake lip     0.054     0.054       101AL boltstart     214 shotstart     0.054       101AL boltstart     214 shotstart     0.054       101AL boltstart     11     11       101AL boltstart     11     11 <t< th=""><th>SUMMARY</th><th></th><th>PROPOSED</th><th>INCREASE/(DECREASE) FROM 2013 AMENDMENT **</th><th>as a</th></t<>	SUMMARY		PROPOSED	INCREASE/(DECREASE) FROM 2013 AMENDMENT **	as a
53 56 56 56 57 57 57 57 57 53 53 53 53 53 53 53 53 53 53	TOTAL DISTRICT SITE AREA (SF)		2,505,077	185,782	
33 68 68 69 61 11 11 11 11 11 11 11 11 11	TOTAL GROSS FLOOR AREA (SF)		2,052,808	653,537	
5% (E (1) (1) (1) (1) (1) (1) (1) (1)	BUILDING OCCUPIED AREA (SF)*		591,742	57,739	
%     41       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1       1     1	FLOOR AREA RATIO [400% MAXIMUM]		81.9%	21.6%	
CES (5) (9) (1) (1) (1) (1) (1) (1) (2) (3) (3) (3) (3) (3) (3) (3) (3	OCCUPIED AREA [70% MAXIMUM] [BUILDING OCCUPIED AREA/DISTRICT AREA]		23.6%	0.6%	
41 (1) (1) (1) (1) (1) (1) (2) (2) (3) (3) (3) (3) (3) (3) (4) (4) (5) (7) (7) (7) (7) (7) (7) (7) (7	PARKING REQUIRED TOTAL PARKING [1/4,000 GFA] [2,052,808 / 4,000 GFA = 513.2 (514) SPACES F	REQUIRED]	514 SPACES	155 SPACES	
(5) (1) 1 1 1 (1) (1) (2) (2) (3) (3) (3) (3) (3) (3) (3) (3		<u>T</u>	SPACES PROVIDED	41	
1 1 1 1 1 1 1 1 1 1 1 1 1 1		(REMOVED-NOT SHOWN) (MODIFIED-NEW WORK)	20 11 21	0 (5) (91)	
(7)     0       0     0       102)     29       29     33       35     33       36     14       1     4	Ξ -		109 99	1 (1)	
0 0 102) 29 72 33 33 33 35 33 3 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4	2 - ×		442 25	- 0 <u>(</u> )	I
(3)     (4)       (102)     (4)       (102)     (4)       (102)     (4)       (102)     (4)       (102)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)       (112)     (4)	20		40 22	000	cip
29 72 35 33 14 14 14 14 14 14 14 14 14 14 14 14 14	~ 0 (	(REMOVED-NOT SHOWN)	900	(3) (102)	
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	× S	(INIUDIFIED-INEW WURK)	29 29	29 29	Dial Contractions
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**Zoning Districts** RM-4, Residential Multi-Family; RSD-3, Residential Single-Family Detached - 7 -City of Philadelphia

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#### **Zoning Districts**

] RM-4, Residential Multi-Family; RSD-3, Residential Single-Family Detached

City of Philadelphia

Project Name: Saint Joseph's University (SJU) Master Plan Amendment and Development Name of Owner/Developer: Saint Joseph's University Headquarters location: 5600 City Avenue, Philadelphia, PA 19131 Project budget (Construction): \$101 Million (estimated) Project budget (Professional Services): \$3 Millions (estimated)

### **City of Philadelphia Economic Opportunity Plan**

Saint Joseph's University (SJU) Master Plan Amendment and Development

I. Introduction, Definitions and Diversity Practices

Chapter 17-1600 of The Philadelphia Code requires the development and implementation A. of "Economic Opportunity Plan(s)" for certain classes of contracts and covered projects as defined in Section 17-1601. This Economic Opportunity Plan ("Plan") memorializes the Owner's "Best and Good Faith Efforts" to provide meaningful and representative opportunities for Minority Business Enterprises ("MBEs"), Woman Business Enterprises ("WBEs") and Disabled Business Enterprises ("DSBEs") (collectively, "M/W/DSBEs" which also includes firms designated as Disadvantaged Business Enterprises or "DBEs"<sup>1</sup>) and employ an appropriately diverse workforce in connection with Saint Joseph's University's Master Plan Amendment and Development, which is comprised of the construction: (i) a new dormitory; (ii) a new student center; and (iii) a new addition to the science building (collectively as set forth in City Council Bill No. 230302, the "Project"). The term "Best and Good Faith Efforts," the sufficiency of which shall be in the sole determination of the City, means: efforts, the scope, intensity and appropriateness of which are designed and performed to foster meaningful and representative opportunities for participation by M/W/DSBEs and an appropriately diverse workforce and to achieve the objectives of Chapter 17-1600 within this Project. Best and Good Faith Efforts are rebuttably presumed met, when an Owner makes commitments and causes its professional services providers and contractors retained by Owner (collectively, the "Participants" and each a "Participant") to make commitments within the M/W/DSBE Participation Ranges established for this Project and employ a diverse workforce as enumerated herein.

Accordingly, by submission of this Plan, a responsive and responsible Owner makes a legally binding commitment to abide by the provisions of this Plan which include its commitment to exercise its Best and Good Faith Efforts throughout the Project and its commitment to cause its Participants to use their Best and Good Faith Efforts to provide subcontracting opportunities for M/W/DSBEs in all phases of the Project and to employ a diverse workforce. This Plan expressly applies to all contracts awarded in connection with the Project. The objectives set forth in this Plan shall be incorporated in all contractor requests for proposals, bids and solicitations and communicated to all Participant levels.

B. For the purposes of this Plan, MBE, WBE, DBE and DSBE shall refer to certified businesses so recognized by the City of Philadelphia through its Office of Economic Opportunity ("OEO"). Only the work or supply effort of firms that are certified as M/W/DSBEs by an OEO

<sup>&</sup>lt;sup>1</sup> "DBE" or "Disadvantaged Business Enterprise" means a socially and economically disadvantaged minority or woman owned business that is certified under 49 C.F.R. Part 26. If applicant makes solicitation(s) and commitment(s) with a DBE, applicant shall indicate which category, MBE or WBE, is submitted for counting.

approved certifying agency<sup>2</sup> and identified in the OEO Registry will be eligible to receive credit as a Best and Good Faith Effort. In order to be counted, certified firms must successfully complete and submit to the OEO an application to be included in the OEO Registry which is a list of registered M/W/DSBEs maintained by the OEO and available online at www.phila.gov/oeo/directory.

C. Owner is required to submit a statement summarizing current and past practices relating to its diversity practices ("Diversity Practices Statement"). This statement shall identify and describe examples of processes used to develop diversity at all levels of Owner's organization including, but not limited to, board and managerial positions. This Diversity Practices Statement should also summarize Owner's strategic business plans specific to its current or past practices of M/W/DSBE utilization on its government and non-government projects and procurement activities. The Statement shall specifically identify, for the last three years preceding the execution of this EOP (or such greater period of time as may have been set forth in the record retention requirement of an applicable EOP), all City of Philadelphia contracts and financial assistance containing an EOP obligating Owner and any "related corporate entities." "Related corporate entities" shall mean any business entity controlled by a person or business with a majority interest in the Owner's business. For these identified contracts containing an EOP, Owner shall enumerate the levels of M/W/DSBE participation and diverse workforce attainment achieved, comparing Owner's achievement to the participation ranges and workforce goals contained in each identified EOP. Attachment "A" to this Plan is provided for this purpose and is submitted by Owner as part of the Plan.

D. Owner also agrees to identify in this Plan, any "Equity Ownership" which shall mean the percentage of beneficial ownership in the Owner's firm or development team that is held by minority persons, women and disabled persons. In the event Equity Ownership is identified, Owner agrees to abide by the reporting requirements enumerated in Section 17-1603 (1)(g)(.3).

E. Owner and its Participant(s) hereby verify that all information submitted to the City including without limitation, the Plan and all forms and attachments thereto, are true and correct and are notified that the submission of false information is subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities. Owner and its Participants also acknowledge that it is a felony in the third degree under 18 Pa.C.S. Section 4107.2 (a)(4) if, in the course of a contract/subcontract awarded in furtherance of this Plan, Owner and/or its Participant(s) fraudulently obtains any public moneys reserved for or allocated or available to minority business enterprises or women's business enterprises.

- II. Goals
- A. M/W/DSBE Participation Ranges

As a benchmark for the expression of Best and Good Faith Efforts to provide meaningful and representative opportunities for M/W/DSBEs in the Project, the following participation ranges have been developed. These participation ranges represent, in the absence of

<sup>&</sup>lt;sup>2</sup> A list of "OEO approved certifying agencies" can be found at <u>www.phila.gov/oeo</u>

discrimination in the solicitation and selection of M/W/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably attainable on this Project through the exercise of Best and Good Faith Efforts by Owner and its Participants. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g. MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The firm will not be credited toward more than one category. These ranges are based upon an analysis of factors such as the size and scope of the project and the availability of MBEs, WBEs and DSBEs to perform various elements of the contract:

The following contract goals have been set for the Project:

MBE Ranges		WBE Ranges
17%-20%	And	10%-15%

These participation ranges relate to all business opportunities available in connection with the Project during the Term, including, but not limited to, DESIGN, ENGINEERING, SITE WORK, CONSTRUCTION AND LANDSCAPING. In relation to the Project, the participation ranges apply to both planning and construction.

B. Workforce Diversity Goals and Requirements

Owner and its Participants agree to exhaust their Best and Good Faith Efforts to employ minority persons, by race and ethnicity, and females in its workforce of apprentices and journeypersons at the following levels<sup>3</sup>:

African American Journeypersons -22% of all journey hours worked across all trades Asian Journeypersons -3% of all journey hours worked across all trades Hispanic Journeypersons -15% of all journey hours worked across all trades Female Journeypersons -5% of all journey hours worked across all trades

Minority Apprentices -50% of all hours worked by all apprentices Female Apprentices -5% of all hours worked by all apprentices

III. Responsiveness and Responsibility

A. The Owner shall identify M/W/DSBE commitments evidencing its intent to use Best and Good Faith efforts to utilize M/W/DSBEs and employ minority persons and females at the levels stated herein. The identified commitments constitute a representation that the M/W/DSBE is capable of providing commercially useful goods or services relevant to the commitments and that the Owner and Participants have entered into legally binding agreements with the listed M/W/DSBEs for the work or supply effort described and the dollar/percentage amounts set forth.

<sup>&</sup>lt;sup>3</sup> These goals have been informed by the City of Philadelphia Fiscal Year 2020 Annual Disparity Study, Workforce Disparity Assessment. Contractor and its Participants are responsible for maintaining records that demonstrate an appropriately diverse workforce for this Project which may include customary hourly wage records.

In calculating the percentage of M/W/DSBE participation, the standard mathematical rules apply in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts identified, the percentage will govern. **Owner will be required to submit to the City**, **no later than seven (7) days before Project commencement, evidence that the foregoing commitments have been made**.

#### 1. Commercially Acceptable Function

A contractor that enters into a subcontract with an M/W/DSBE shall be considered to have made a Best and Good Faith Effort in that regard only if its M/W/DSBE subcontractor performs a commercially acceptable function ("CAF"). An M/W/DSBE is considered to perform a CAF when it engages in meaningful work or supply effort that provides for a distinct element of the subcontract (as required by the work to be performed), where the distinct element is worthy of the dollar amount of the subcontract and where the M/W/DSBE carries out its responsibilities by actually performing, managing and supervising the work involved; M/W/DSBE subcontractors must perform at least twenty percent (20%) of the cost of the subcontract (not including the cost of materials, equipment or supplies incident to the performance of the subcontract) with their own employees. The amount of work subcontracted, industry practices and any other relevant factors may be evaluated in determining whether the M/W/DSBE is performing a CAF and in determining the amount of participation credit the Owner has achieved towards the participation ranges. For example, a contractor using an M/W/DSBE non-stocking supplier (i.e., a firm that does not manufacture or warehouse the materials or equipment of the general character required under the contract) to furnish equipment or materials will only receive credit towards the participation ranges for the fees or commissions charged, not the entire value of the equipment or materials furnished.

B. Owner and its Participants shall retain letters of intent, quotations, and any other accompanying documents regarding commitments with M/W/DSBEs, including their submission to the City. M/W/DSBE commitments are to be memorialized in a written subcontract agreement and are to be maintained throughout the term of the Project. Any change in commitment, including but not limited to termination of the subcontract, reduction in the scope of committee work, substitutions for the listed firms, changes or reductions in the listed dollar/percentage amounts, is subject to review by the Oversight Committee as more fully described below. Throughout the duration of the Project, Owner and its Participants are required to continue their Best and Good Faith Efforts.

IV. Compliance and Monitoring of Best and Good Faith Efforts

A. The Owner agrees to cooperate with OEO in its compliance monitoring efforts, and to submit, upon the request of OEO, documentation relative to its implementation of the Plan, including the items described below:

- Copies of signed contracts and purchase orders with M/W/DSBE subcontractors
- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation; and
- Telephone logs and correspondence relating to M/W/DSBE commitments.

- To the extent required by law, the Owner shall ensure that its on-site contractors maintain certified payrolls which include a breakout of hours worked by minority and female apprentices and journeypersons. These documents are subject to inspection by OEO.

#### B. Prompt Payment of M/W/DSBEs

The Owner agrees and shall cause its contractors to ensure that M/W/DSBEs participating on the Project receive prompt payment for their work or supply effort within five (5) days after receipt of payment from the project Owner.

#### C. Oversight Committee

For this Project, an Oversight Committee ("Committee") will be established consisting of representatives from the Owner, representatives of the building trades, the construction manager, any third party EOP Monitor, and the City which may include the Project site's district councilperson, OEO, and appropriate community organizations. The Committee will meet regularly to provide advice for the purpose of facilitating compliance with the Plan.

#### D. Reporting

The Owner agrees to file an annual report with the City of Philadelphia and City Council concerning the performance of the Economic Opportunity Plan through the duration of the Project. In addition, during construction, the Owner will provide "snapshot" reports containing updates for certain categories of information contained in its annual report on a monthly basis during construction. Snapshot reporting will include: (i) utilization of M/W/DSBEs, and (ii) the hiring and employment of minorities and females. All reports (quarterly & annually) provided to the City under this section will also be provided to the Office of Economic Opportunity.

#### V. Remedies and Penalties for Non-Compliance

A. The Owner agrees that its compliance with the requirements of this Plan is a material inducement for the action of City Council. Failure to comply with the Plan is subject to the remedies and penalties pursuant to Section 17-1605 and remedies and penalties that may be available at law or in equity. The City may exercise one or more of the remedies below, which shall be deemed cumulative and concurrent:

- Refer Owner/Participant to the City of Philadelphia Office of Inspector General for investigation of non-compliance
- Suspend/Debar Owner/Participant from proposing on and/or participating in any future City contracts for a period of up to three (3) years.

Notwithstanding the foregoing, no privity of contract exists between the City and any M/W/DSBE identified in any contract resulting from implementation of the Plan. Neither the Owner nor the City intends to give or confer upon any such M/W/DSBE any legal rights or remedies in connection with subcontracted services under any law or policy or by any reason of any contract resulting from implementation of the Plan except such rights or remedies that the

M/W/DSBE may seek as a private cause of action under any legally binding contract to which it may be a party.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

DocuSigned by:	
L	5/21/2023
OWNER	DATE

## This EOP has been reviewed by OEO Specialists for compliance with 17-1600 of the Philadelphia Code and is certified as responsive.

[See Forms on following pages; these Forms, must be submitted by Owner/Developer]

## STATEMENT OF DIVERSITY PRACTICES, POLICIES AND PAST ACHIEVEMENTS

In compliance with Chapter 17-1600 of the Philadelphia Code, Section 17-1603(1) entitled "Equal Opportunity Plan: Contents," the Plan shall contain a statement from the owner, developer and/or recipient of financial assistance, which shall include any of their related corporate entities<sup>4</sup>, summarizing past practices, and identifying and describing examples of processes used to develop diversity at any/all levels of its organization including, but not limited to, Board and managerial positions. This statement shall summarize strategic business plans specific to current or past practices of M/W/DSBE utilization on government and nongovernment projects and procurement. This statement must specifically identify past City of Philadelphia EOPs and goal attainment. The following should be included:

1. Describe employment and recruitment policies used to achieve diversity in your workforce.

- 2. Provide the race, gender, and residential (local) status of your
  - a) Board of Directors
  - b) Management
  - c) General Workforce

3. Identify your organization's methods of solicitation and utilization of Minority, Woman and Disabled Businesses (M/W/DSBEs). Please be specific in describing outreach and any procurement policies that are focused on creating or sustaining business relationships with M/W/DSBEs.

4. What percentage of your organization's total spend with vendors and suppliers is attributable to M/W/DSBEs? Please include a list of the largest M/W/DSBEs used by your organization in the last 12 months.

- a) Identify the type of goods or services purchased
- b) Amount of the contract.

c) Indicate if any of these M/W/DSBEs are listed in the City of Philadelphia's Office of Economic Opportunity Registry.

d) Are these companies certified as M/W/DSBEs? Do you rely on any particular certifying agency?

e) If there is no previous M/W/DSBE utilization, the Plan shall contain a statement that explains the reason for the lack of M/W/DSBE participation in past contract(s) or project(s).

5. Describe any initiatives made by your organization to increase investment and promote equity ownership by minorities and women.

<sup>&</sup>lt;sup>4</sup> E.g., Developer may have been a signatory to an EOP, under a different name in the past three years.

6. Identify, for at least the past three years, each EOP that you or your related corporate entity has held with the City; show M/W/DSBE participation and Workforce Diversity under the EOP contrasting actual achievement with the goals contained in the EOP:

Name of EOP Project:

M/W/DSBE Ranges \_\_\_\_\_

Actual Achievement

Workforce Goals \_\_\_\_\_

Actual Achievement

BILL NO. 230302, as amended continued

BILL NO. 230302, as amended continued