

# City of Philadelphia



(Bill No. 050058-A)

## AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by the Delaware River, lands belonging to the Pennsylvania Railroad Company, Terminal Avenue, lands belonging to the Baltimore and Ohio-Pennsylvania Railroad, Twenty-Sixth Street, lines of the Consolidated Rail Corporation, lands belonging to the Pier Hayes Terminal, and the Schuylkill River, this land also being known as the Philadelphia Naval Base.

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

SECTION 1. Pursuant to Section 14-103 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 the Delaware River, lands belonging to the Pennsylvania Railroad Company, Terminal Avenue, lands belonging to the Baltimore and Ohio-Pennsylvania Railroad, Twenty-Sixth Street, lines of the Consolidated Rail Corporation, lands belonging to the Pier Hayes Terminal, and the Schuylkill River, this land also being known as the Philadelphia Naval Base, from the existing zoning designations of partly "G-2" General Industrial and partly "LR" Least Restricted, to the zoning designations as set forth below.

**The following area shall have the zoning designation of "G-2" General Industrial applied:**

**Portions of Parcels 2, 3, 4, & 5  
and Portions of Retained Areas 2, 3, & 4.**

BEGINNING AT A POINT being the common corner for lands now or formerly of Consolidated Rail Corporation and Parcel 3 of lands for the Philadelphia Naval Base, the said corner being on the Westerly side of Twenty-Sixth Street;

THENCE, from the point of beginning, along the Westerly side of Twenty-Sixth Street, along the Easterly side of Parcel 3, the following two (2) courses and distances:

- (1) South 13 degrees 22 minutes 53 seconds West, 439.18 feet to the point of curvature, thence continuing;
- (2) Southwesterly, by a curve to the left having a radius of 1,599.66 feet and an arc length of 252.07 feet, the said point being distant by a chord of South 08 degrees 52 minutes 02 seconds West, 251.81 feet from the last described point;

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THENCE, partially along the Southwesterly terminus of the said Twenty-Sixth Street and lands now or formerly of the Baltimore and Ohio-Pennsylvania Railroad, South 75 degrees 57 minutes 30 seconds East, 89.51 feet to a point of curvature, a corner for said lands now or formerly of the Baltimore and Ohio-Pennsylvania Railroad;

THENCE, along the Southwesterly right of way line of the said lands now or formerly of Baltimore and Ohio-Pennsylvania Railroad, Southeasterly by a curve to the left having a radius of 1,511.66 feet and an arc length of 998.47 feet, to a point of compound curve, the said point being distant by a chord of South 13 degrees 55 minutes 54 seconds East, 980.42 feet from the last described point;

THENCE, Southeasterly by a curve to the left having a radius of 1491.61 and an arc length of 1,725.66 feet, to a point, the said point being distant by a chord of South 65 degrees 59 minutes 49 seconds East, 1,631.02 feet from the last described point;

THENCE, along the Easterly side of Parcel 3 the following three (3) courses and distances:

- (1) Along the lands now or formerly of Baltimore Ohio-Pennsylvania Railroad, North 80 degrees 51 minutes 37 seconds East, 2,389.92 feet to a point, said point being a common corner of Parcel 3 and Retained Area 1 (courses 2 through 3 along the dividing line between Parcel 3 and Retained Area 1), thence continuing;
- (2) South 09 degrees 06 minutes 35 seconds East, 19.02 feet to a point, thence continuing;
- (3) South 60 degrees 45 minutes 24 seconds East, 182.92 feet to a point;

THENCE, passing through Parcel 3 to a point on the Southerly line of Parcel 3 and the Northerly side of Retained Area 2, South 49 degrees 51 minutes 45 seconds West, 132.90 feet;

THENCE, along said dividing line of Parcel 3 and Retained Area 2, South 79 degrees 33 minutes 50 seconds West, 291.21 feet to a point;

THENCE, leaving Parcel 3, passing into Retained Area 2, the following two (2) described courses and distances:

- (1) South 09 degrees 25 minutes 39 seconds East, 291.74 feet to a point, thence continuing;
- (2) South 73 degrees 02 minutes 06 seconds East, 503.51 feet to a point, said point being a common corner with Parcel 3 and Retained Area 2, thence continuing;

THENCE, continuing along the common line dividing Parcel 3 and Retained Area 2, the following two (2) described courses and distances:

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- (1) South 73 degrees 02 minutes 06 seconds East, 222.19 feet to a point, thence continuing;
- (2) South 73 degrees 17 minutes 43 seconds East, 203.11 feet to a point on the line of Parcel 7;

THENCE, continuing along the line dividing Parcel 7 and Retained Area 2 to a point, said point being a common corner of Parcel 5, Parcel 7 and Retained Area 2, the following five (5) courses and distances:

- (1) South 14 degrees 28 minutes 38 seconds West, 706.44 feet to a point, thence continuing;
- (2) South 75 degrees 28 minutes 19 seconds East, 25.48 feet to a point, thence continuing;
- (3) South 14 degrees 31 minutes 41 seconds West, 69.25 feet to a point of curvature, thence continuing;
- (4) Southwesterly by a curve to the left having a radius of 474.00 feet and an arc length of 124.86 feet, to a point, said point being distant by a chord of South 06 degrees 58 minutes 53 seconds West, 124.50 feet from the last described point, thence continuing;
- (5) South 00 degrees 33 minutes 56 seconds East, 838.48 feet to a point;

THENCE, along the dividing line between Parcel 5 and Retained Area 2, the following eleven (11) courses and distances:

- (1) South 89 degrees 22 minutes 30 seconds West, 316.20 feet to a point, thence continuing;
- (2) South 00 degrees 33 minutes 08 seconds East, 305.43 feet to a point, thence continuing;
- (3) South 89 degrees 18 minutes 56 seconds West, 114.08 feet to a point, thence continuing;
- (4) North 00 degrees 45 minutes 36 seconds East, 5.00 feet to a point on the 5 foot Northerly offset line of Building 14, thence continuing;
- (5) Along the offset line of said Building 14, South 89 degrees 23 minutes 09 seconds West, 151.63 feet to a point, thence continuing;
- (6) Along the offset line of said Building 14, North 00 degrees 36 minutes 51 seconds West, 20.84 feet to a point, thence continuing;
- (7) Along the offset line of said Building 14, South 89 degrees 23 minutes 09 seconds West, 28.30 feet to a point, thence continuing;
- (8) Along the offset line of said Building 14, South 00 degrees 36 minutes 51 seconds East, 6.10 feet to a point, thence continuing;
- (9) Along the offset line of said Building 14, South 89 degrees 23 minutes 09 seconds West, 16.76 feet to a point, thence continuing;

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(10) Along the offset line of said Building 14, South 00 degrees 36 minutes 51 seconds East, 14.58 feet to a point, thence continuing;

(11) Along the offset line of said Building 14, South 89 degrees 23 minutes 09 seconds West, 174.11 feet to a point;

THENCE, passing through Parcel 5 to a point, said point being on the Northerly line of Retained Area 4, South 00 degrees 37 minutes 54 seconds East, 1,164.32 feet to a point;

THENCE, along the line dividing Parcel 5 and Retained Area 4 to a point, the following three (3) courses and distances:

(1) North 88 degrees 50 minutes 03 seconds East, 118.82 feet to a point, thence continuing;

(2) Along the 8 foot Northeasterly offset from the bulkhead line where it turns Southeasterly (nears Dry Dock No. 1), South 46 degrees 23 minutes 40 seconds East, 95.28 feet to a point, thence continuing;

(3) Extending into the Delaware River, South 00 degrees 37 minutes 46 seconds East, 946.53 feet to a point, said point being on the pierhead and bulkhead line for the Delaware River;

THENCE, along Parcel 5, partly along the dividing line between Parcel 5 and Parcel 4, to a point being a common corner with Parcel 4, Parcel 5 and Parcel 5B, the following six (6) described courses and distances:

(1) South 89 degrees 02 minutes 09 seconds West, 2111.86 feet to a point;

(2) Along the pierhead and bulkhead lines of the Delaware River, North 81 degrees 37 minutes 20 seconds West, 312.70 feet to a point on the pierhead and bulkhead lines of the Delaware River;

(3) North 00 degrees 44 minutes 30 seconds West, 1,961.31 feet to a point;

(4) South 89 degrees 24 minutes 06 seconds West, 152.87 feet to a point;

(5) North 00 degrees 37 minutes 58 seconds West, 667.95 feet to a point;

(6) South 73 degrees 35 minutes 32 seconds East, 125.00 feet to a point;

THENCE, leaving Parcel 5, continuing along the dividing line between Parcel 5B and Parcel 4 to a point being a common corner of Parcel 4, Parcel 5B and Retained Area 2, North 00 degrees 13 minutes 14 seconds West, 364.05 feet to a point;

THENCE, along the dividing line between Parcel 4 and Retained Area 2, South 89 degrees 46 minutes 46 seconds West, 235.50 feet to a point being a common corner of Parcel 4 and Retained Area 2;

THENCE, passing through Parcel 4 to a point on the Westerly side of Parcel 4 the following three (3) courses and distances:

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- (1) South 89 degrees 11 minutes 29 seconds West, 717.09 feet to a point, thence continuing;
- (2) South 00 degrees 35 minutes 22 seconds East, 326.721 feet to a point, thence continuing;
- (3) South 89 degrees 24 minutes 14 seconds West, 855.946 feet to a point;

THENCE, along the Westerly line of Parcel 4, North 34 degrees 24 minutes 51 seconds East, 348.23 feet to a point being a common corner with Parcel 4 and Parcel 10;

THENCE, continuing along Parcel 10, passing over the Reserve Basin Entrance, the following three (3) courses and distances:

- (1) North 32 degrees 42 minutes 58 seconds West, 633.46 feet to a point, thence continuing;
- (2) South 63 degrees 21 minutes 08 seconds West, 261.16 feet to a point, thence continuing;
- (3) North 41 degrees 56 minutes 53 seconds West, 279.63 feet to a point, said point being a common corner of Parcel 2 and Parcel 10;

THENCE, the following four (4) described courses and distances:

- (1) Along the said pierhead and bulkhead lines of the Schuylkill River, North 41 degrees 56 minutes 53 seconds West, 258.27 feet to a point, said point being a corner for lands now or formerly of Pier Hayes Terminal (courses 30 through 32 along the said lands now or formerly of Pier Hayes Terminal), thence continuing;
- (2) North 12 degrees 14 minutes 00 seconds East, 217.84 feet to a point, thence continuing;
- (3) North 80 degrees 53 minutes 25 seconds East, 6.19 feet to a point, thence continuing;
- (4) North 12 degrees 14 minutes 59 seconds East, 525.81 feet to a point being a common corner with Parcel 2 and Parcel 3;

THENCE, leaving Parcel 2 and running along the Westerly line of Parcel 3, partially along the Southeasterly line for said lands now or formerly of Pier Hayes Terminal, and along the lines now or formerly of Consolidated Rail Corporation, the following nine (9) courses and distances:

- (1) North 12 degrees 14 minutes 00 seconds East, 1,295.04 feet to a point, thence continuing;
- (2) North 10 degrees 26 minutes 00 seconds West, 240.69 feet to a point, thence continuing;
- (3) North 01 degrees 56 minutes 00 seconds West, 122.66 feet to a point, thence continuing;

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- (4) North 32 degrees 49 minutes 05 seconds West, 129.39 feet to a point, thence continuing;
- (5) South 57 degrees 10 minutes 55 seconds West, 10.00 feet to a point, thence continuing;
- (6) North 32 degrees 49 minutes 05 seconds West, 329.48 feet to a point, thence continuing;
- (7) South 75 degrees 57 minutes 30 seconds East, 72.56 feet to a point, thence continuing;
- (8) North 50 degrees 08 minutes 54 seconds East, 851.14 feet to a point, thence continuing;
- (9) South 77 degrees 28 minutes 17 seconds East, 199.27 feet to the point and place of beginning, containing 492.0597 acres, more or less, be the contents what they may.

**The following area shall have the zoning designation of "G-2" General Industrial applied:**

## **Portions of Parcel 9.**

BEGINNING AT A POINT at the Southerly line for lands now or formerly of Consolidated Rail Corporation, being a common corner for Parcel 8 and Parcel 9, the said point being measured by the following nine (9) courses and distances from the intersection of the Easterly side of Broad street (at 300 feet wide) with the Southwesterly side of Pattison Avenue (at 120 feet wide):

- (1) Southwesterly along the Easterly side of Broad Street 2,527.57 feet to a point, thence continuing;
- (2) Southeasterly at right angles to said Broad Street, 37.00 feet to a point being a corner for the said lands now or formerly of Consolidated Rail Corporation (courses 3 through 8 along the Southerly side of lands now or formerly of Consolidated Rail Corporation), thence continuing;
- (3) South 75 degrees 30 minutes 00 seconds East, 3.00 feet to a point, thence continuing;
- (4) South 76 degrees 31 minutes 21 seconds East, 229.54 feet to a point, thence continuing;
- (5) South 68 degrees 33 minutes 21 seconds East, 284.65 feet to a point, thence continuing;
- (6) South 63 degrees 50 minutes 26 seconds East, 341.02 feet to a point of curvature, thence continuing;
- (7) Southeasterly by a curve to the left having a radius of 2,287.44 feet and an arc length of 730.03 feet to a point, said point being distant by a chord of South 72 degrees 59 minutes 00 seconds East, 726.93 feet from the last described point, thence continuing;

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- (8) South 82 degrees 07 minutes 34 seconds East, 1,741.91 feet to a point, thence continuing;
- (9) South 76 degrees 03 minutes 40 seconds East, 5,205.90 feet to the said point of beginning;

THENCE, from the said point of beginning along the boundary line of Parcel 9, the following four (4) courses and distances:

- (1) Along the lands now or formerly of Consolidated Rail Corporation, South 76 degrees 03 minutes 40 seconds East, 938.01 feet to a point, said point being on the bulkhead line of the Delaware River as established by the Secretary of War, September 10, 1940, (courses 2 through 4 along said bulkhead line of the Delaware River), thence continuing;
- (2) South 40 degrees 23 minutes 05 seconds West, 1,627.95 feet to a point, thence continuing;
- (3) South 58 degrees 07 minutes 17 seconds West, 1,737.34 feet to a point, thence continuing;
- (4) South 78 degrees 26 minutes 04 seconds West, 575.02 feet to a point;

THENCE, leaving the Southerly boundary line of Parcel 9, also being the said bulkhead line of the Delaware River, and passing through Parcel 9, North 00 degrees 49 minutes 31 seconds West, 1760.09 feet to a point;

THENCE, along the dividing line between Parcel 8 and Parcel 9, the following five (5) courses and distances:

- (1) North 89 degrees 29 minutes 47 seconds East, 2,301.56 feet to a point, thence continuing;
- (2) North 00 degrees 45 minutes 15 seconds West, 86.87 feet to a point, thence continuing;
- (3) North 88 degrees 51 minutes 48 seconds East, 125.9 feet to a point, thence continuing;
- (4) North 02 degrees 53 minutes 08 seconds West, 338.28 feet to a point, thence continuing;
- (5) North 34 degrees 27 minutes 23 seconds West, 353.48 feet to the point and place of beginning, containing 76.3751 acres, more or less, be the contents what they may.

**The following area shall have the zoning designation of "LR" Least Restricted applied:**

**Portions of Parcel 4.**

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BEGINNING AT A POINT, a common corner of Retained Area 2 and Parcel 4, the said point being measured by the following fifteen (15) courses and distances from the common corner for lands now or formerly of Consolidated Rail Corporation, and Parcel 3 of lands for the Philadelphia Naval Base, the said corner being on the Westerly side of Twenty-Sixth Street:

- (1) South 13 degrees 22 minutes 53 seconds West, 439.18 feet to a point of curvature, thence continuing;
- (2) Southwesterly, by a curve to the left having a radius of 1,599.66 feet and an arc length of 252.07 feet, to a point, the said point being distant by a chord of South 08 degrees 54 minutes 53 seconds West, 251.81 feet from the last described point, thence continuing;
- (3) South 75 degrees 57 minutes 30 seconds East, 58.76 feet to a point of curvature, thence continuing;
- (4) Within the bed of Bridge Street, Southeasterly by a curve to the left having a radius of 1541.66 feet and an arc length of 989.84 feet, to a point of reverse curvature, the said point being distant by a chord of South 13 degrees 17 minutes 55 seconds East, 972.92 feet from the last described point, thence continuing;
- (5) Within the bed of Bridge Street, Southeasterly by a curve to the right having a radius of 650.00 feet and an arc length of 258.29 feet to a point, the said point being distant by a chord of South 20 degrees 18 minutes 30 seconds East, 256.60 feet from the last described point, thence continuing;
- (6) South 08 degrees 55 minutes 28 seconds East, 1133.19 feet to a point, thence continuing;
- (7) Leaving the bed of Bridge Street, along the dividing line between Parcel 3 and Parcel 10, North 80 degrees 59 minutes 23 seconds East, 89.82 feet to a point, said point being the common corner for Parcel 3, Parcel 10, and Retained Area 2, being on a line 60 feet Easterly offset of the East side of the Bridge Street bridge extending over the Reserve Basin Entrance, thence continuing;
- (8) South 09 degrees 00 minutes 57 seconds East, 632.64 feet to a point, thence continuing;
- (9) Along the dividing line between Parcel 4 and Retained Area 2, North 80 degrees 59 minutes 05 seconds East, 623.68 feet to a point, thence continuing;
- (10) Along the dividing line between Parcel 4 and Retained Area 2, South 09 degrees 00 minutes 55 seconds East, 34.93 feet to a point, thence continuing;
- (11) Along the dividing line between Parcel 4 and Retained Area 2, North 80 degrees 59 minutes 05 seconds East, 581.04 feet to a point, thence continuing;
- (12) Along the dividing line between Parcel 4 and Retained Area 2, South 09 degrees 12 minutes 24 seconds East, 169.01 feet to a point, thence continuing;
- (13) Along the dividing line between Parcel 4 and Retained Area 2, South 00 degrees 25 minutes 39 seconds East, 31.03 feet to a point, thence continuing;
- (14) Along the dividing line between Parcel 4 and Retained Area 2, South 80 degrees 55 minutes 35 seconds West, 567.08 feet to a point, thence continuing;

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- (15) Along the dividing line between Parcel 4 and Retained Area 2, South 00 degrees 13 minutes 14 seconds East, 233.89 feet to the said point of beginning;

THENCE, continuing along Parcel 4, Retained Area 2 in part and Parcel 5 in part, the following twelve (12) courses and distances:

- (1) North 89 degrees 46 minutes 46 seconds East, 235.50 feet to a point, thence continuing;
- (2) South 00 degrees 13 minutes 14 seconds East, 364.05 feet to a point, thence continuing;
- (3) North 73 degrees 35 minutes 32 seconds West, 125.00 feet to a point, thence continuing;
- (4) South 00 degrees 37 minutes 58 seconds East, 667.95 feet to a point, thence continuing;
- (5) North 89 degrees 24 minutes 06 seconds East, 152.87 feet to a point, thence continuing;
- (6) South 00 degrees 44 minutes 30 seconds East, 1961.31 feet to a point, thence continuing;
- (7) North 81 degrees 37 minutes 20 seconds West, 1603.80 feet to a point, thence continuing;
- (8) North 65 degrees 28 minutes 06 seconds West, 190.61 feet to a point, thence continuing;
- (9) North 36 degrees 35 minutes 18 seconds West, 186.61 feet to a point, thence continuing;
- (10) North 11 degrees 51 minutes 51 seconds West, 479.51 feet to a point, thence continuing;
- (11) North 02 degrees 05 minutes 55 seconds West, 1,123.72 feet to a point, thence continuing;
- (12) North 13 degrees 49 minutes 13 seconds East, 565.52 feet to a point, thence continuing;

THENCE, continuing along Parcel 4 to a point on Parcel 4, North 34 degrees 24 minutes 51 seconds East, 6.71 feet to a point;

THENCE leaving the line of Parcel 4 and passing through Parcel 4, the following three (3) courses and distances:

- (1) North 89 degrees 24 minutes 14 seconds East, 855.95 feet to a point, thence continuing;
- (2) North 00 degrees 35 minutes 22 seconds West, 326.721 feet to a point, thence continuing;
- (3) North 89 degrees 11 minutes 29 seconds East, 717.09 feet to the point and place of beginning, containing 114.5623 acres, more or less, be the contents what they may.

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**The following area shall have the zoning designation of "LR" Least Restricted applied:**

## **Portions of Parcel 8.**

BEGINNING AT A POINT on the Easterly line for lands now or formerly of the Commonwealth of Pennsylvania, Department of Transportation, the said point being measured by the following three (3) described courses and distances from the intersection of the Easterly line of Broad Street (300 feet wide) with the Southwesterly side of Pattison Avenue (at 120 feet wide):

- (1) Southwesterly along the Easterly side of Broad Street, 2,527.57 feet to a point, thence continuing;
- (2) Southeasterly at right angles to said Broad Street, 37.00 feet to a point, said point being a corner for the said lands now or formerly of Consolidated Rail Corporation, thence continuing;
- (3) South 14 degrees 30 minutes 00 seconds West, 26.37 feet to the point of beginning;

THENCE, from the said point of beginning:

- (1) South 63 degrees 19 minutes 57 seconds East, 762.72 feet to a point of curvature, thence continuing;
- (2) Southeasterly by a curve to the right having a radius of 2,132.35 feet and an arc length of 345.20 feet, to a point, said point being distant by a chord of South 70 degrees 19 minutes 06 seconds East, 344.83 feet from the last mentioned point;

THENCE, along the dividing line between Parcel 8 and the Intermodal Facility, the following eight (8) described courses and distances:

- (1) South 62 degrees 52 minutes 00 seconds East, 324.50 feet to a point, thence continuing;
- (2) South 48 degrees 51 minutes 00 seconds East, 534.07 feet to a point, thence continuing;
- (3) South 42 degrees 33 minutes 00 seconds East, 232.67 feet to a point, thence continuing;
- (4) South 00 degrees 36 minutes 00 seconds East, 29.41 feet to a point, thence continuing;
- (5) North 89 degrees 24 minutes 00 seconds East, 26.43 feet to a point, thence continuing;

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- (6) South 42 degrees 33 minutes 00 seconds East, 172.81 feet to a point, thence continuing;
- (7) South 87 degrees 46 minutes 06 seconds East, 559.60 feet to a point, thence continuing;
- (8) South 76 degrees 55 minutes 50 seconds East, 2,201.50 feet to a point;

THENCE, leaving Parcel 8, passing through Parcel 8A, to a point of the Northerly boundary line of Parcel 9, said point being a common line between Parcel 8A and Parcel 9, the following two (2) courses and distances:

- (1) South 76 degrees 55 minutes 50 seconds East, 1,394.18 feet to a point, thence continuing;
- (2) South 00 degrees 49 minutes 31 seconds East, 606.88 feet to a point;

THENCE along the line dividing Parcel 8A and Parcel 9, the following five (5) courses and distances:

- (1) Along the Northerly side of Mustin Road, North 89 degrees 29 minutes 47 seconds East, 2301.56 feet to a point, thence continuing;
- (2) Leaving the said side of Mustin Road, North 00 degrees 45 minutes 15 seconds West, 86.87 feet to a point, thence continuing;
- (3) North 88 degrees 51 minutes 48 seconds East, 125.09 feet to a point, thence continuing;
- (4) North 02 degrees 53 minutes 08 seconds West, 338.28 feet to a point, thence continuing;
- (5) North 34 degrees 27 minutes 23 seconds West, 353.48 feet to a point, said point being a common corner of Parcel 8 and Parcel 9;

THENCE, along the Northerly boundary line of Parcel 8A, the following nine (9) courses and distances:

- (1) North 76 degrees 03 minutes 40 seconds West, 5,205.90 feet to a point (Courses 1 through 3 binding, in part, on lands now or formerly of Consolidated Rail Corporation, in part, on lands now or formerly of Pennsylvania Railroad Company, and in part, on lands now or formerly of the Schuylkill River East, Side Railroad Company), thence continuing;
- (2) North 82 degrees 07 minutes 34 seconds West, 1,741.91 feet to a point of curvature, thence continuing;
- (3) Northwesterly by a curve to the right having a radius of 2,287.44 feet and an arc length of 509.96 feet, to a point of curvature, the said point being distant by a chord of North 75 degrees 44 minutes 22 seconds West, 508.90 feet from the last described point, thence continuing;

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- (4) Northwesterly by a curve to the right having a radius of 2,287.44 and an arch length of 220.07 feet, to a point, the said point being distant by a chord of North 66 degrees 35 minutes 48 seconds West, 219.98 feet from the last described point, thence continuing;
- (5) North 63 degrees 50 minutes 26 seconds West, 341.02 feet to a point, thence continuing;
- (6) North 68 degrees 33 minutes 21 seconds West, 284.65 feet to a point, thence continuing;
- (7) North 76 degrees 31 minutes 21 seconds West, 229.54 feet to a point, thence continuing;
- (8) North 75 degrees 30 minutes 00 seconds West, 3.00 feet to a point, thence continuing;
- (9) South 14 degrees 29 minutes 51 seconds West, 26.37 feet to the point and place of beginning, containing 128.5586 acres, more or less, be the contents what they may.

**The following area shall have the zoning designation of "LR" Least Restricted applied:**

## **Portions of Parcel 9A.**

BEGINNING AT A POINT on the bulkhead line of the Delaware River, as established by the Secretary of War, September 10, 1940, said point being a common corner for the lands now or formerly of Consolidated Rail Corporation and Parcel 9, the said point being measured the following nine (9) described courses and distances from the intersection of the Easterly side of Broad Street (at 300 feet wide) with the Southwesterly side of Pattison Avenue (at 120 feet wide):

- (1) Southwesterly along the Easterly side of Broad Street, 2,527.57 feet to a point, thence continuing;
- (2) Southeasterly at right angles to said Broad Street, 37.00 feet to a drill hole being at a corner for the said lands now or formerly of Consolidated Rail Corporation (courses 3 through 8 along the Southerly side of lands now or formerly of Consolidated Rail Corporation), thence continuing;
- (3) South 75 degrees 30 minutes 00 seconds East, 3.00 feet to a point, thence continuing;
- (4) South 76 degrees 31 minutes 21 seconds East, 229.54 feet to a point, thence continuing;
- (5) South 68 degrees 33 minutes 21 seconds East, 284.65 feet to a point, thence continuing;
- (6) South 63 degrees 50 minutes 26 seconds East, 341.02 feet to a point of curvature, thence continuing;
- (7) Southeasterly by a curve to the left having a radius of 2,287.44 feet and an arc length of 730.03 feet, to a point, the said point being distant by a chord of South

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- 72 degrees 59 minutes 00 seconds East, 726.93 feet from the last described point, thence continuing;
- (8) South 82 degrees 07 minutes 34 seconds East, 1,741.91 feet to a point, thence continuing;
  - (9) South 76 degrees 03 minutes 40 seconds East, 6,143.91 feet to the point of beginning;

THENCE, from the said point of beginning, extending from the said bulkhead line of the Delaware River, South 76 degrees 03 minutes 40 seconds East, 690.69 feet to a point of the pierhead line of the Delaware River as established by the Secretary of War, September 10, 1940;

THENCE, along the said pierhead line of the Delaware River, the following four (4) described courses and distances:

- (1) South 32 degrees 13 minutes 41 seconds West, 2,200.66 feet to a point, thence continuing;
- (2) South 49 degrees 25 minutes 45 seconds West, 837.54 feet to a point, thence continuing;
- (3) South 57 degrees 56 minutes 20 seconds West, 914.92 feet to a point, thence continuing;
- (4) North 34 degrees 19 minutes 56 seconds West, 1,090.88 feet to a point,

THENCE, along the said bulkhead line of the Delaware River, being the dividing line between Parcel 9 and Parcel 9A, the following two (2) described course and distances:

- (1) North 58 degrees 07 minutes 17 seconds East, 1,737.34 feet to a point, thence continuing;
- (2) North 40 degrees 23 minutes 05 seconds East, 1,627.95 feet to the point and place of beginning, containing 76.2818 acres, more or less, be the contents what they may.

**The following area shall have the zoning designation of "C-3" Commercial applied:**

**Portions of Parcels 3, 5, 8 & 9; Portions of Parcels 6 & 7;  
and Portions of Retained Areas 1, 2, 5, 6, 7, 9, & 10.**

BEGINNING AT A POINT on the Easterly line for lands now or formerly of the Commonwealth of Pennsylvania, Department of Transportation, the said point being a common corner with Parcel 7 and Parcel 8, the said point being measured by the following four (4) described courses and distances from the intersection of the Easterly line of Broad Street (300' wide) with the Southwesterly side of Pattison Avenue (120' wide):

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- (1) Southwesterly along the Easterly side of Broad Street, 2,527.57 feet to a point, thence continuing;
- (2) Southeasterly at right angles to said Broad Street, 37.00 feet to a point, to a corner for lands now or formerly of Consolidated Rail Corporation, thence continuing;
- (3) South 14 degrees 29 minutes 51 seconds West, 225.65 feet to a point, thence continuing;
- (4) South 03 degrees 50 minutes 37 seconds East, 106.93 feet to the point of beginning, thence continuing;

Along the lands now or formerly of Commonwealth of Pennsylvania, Department of Transportation, the following five (5) courses and distances:

- (1) South 03 degrees 50 minutes 37 seconds East, 108.76 feet to a point, thence continuing;
- (2) South 73 degrees 08 minutes 17 seconds East, 120.00 feet to a point, thence continuing;
- (3) South 16 degrees 51 minutes 43 seconds West, 60.00 feet to a point, thence continuing;
- (4) North 73 degrees 08 minutes 17 seconds West, 291.96 feet to a point, thence continuing;
- (5) South 14 degrees 23 minutes 51 seconds West, 122.83 feet to a point;

THENCE, continuing along and leaving Parcel 7, along a common line for Parcel 3, North 73 degrees 08 minutes 17 seconds West, 160.57 feet to a point;

THENCE, along the line of Parcel 3 to a point on the said line, said point being a common corner of Parcel 3 and Retained Area 1, North 14 degrees 30 minutes 00 seconds East, 316.17 feet to a point;

THENCE, along Retained Area 1, the following eight (8) described courses and distances:

- (1) North 14 degrees 30 minutes 00 seconds East, 166.68 feet to a point, thence continuing;
- (2) North 30 degrees 30 minutes 00 seconds West, 66.47 feet to a point, thence continuing;
- (3) North 75 degrees 19 minutes 52 seconds West, 152.25 feet to a point, thence continuing;
- (4) South 11 degrees 22 minutes 06 seconds West, 15.57 feet to a point of curvature, thence continuing;
- (5) Northwesterly by a curve to the left having a radius of 996.15 feet and an arc length of 349.21 feet, to a point, the said point being distant by a chord of North

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- 79 degrees 38 minutes 36 seconds West, 347.43 feet from the last described point, thence continuing;
- (6) South 80 degrees 51 minutes 37 seconds West, 347.10 feet to a point, thence continuing;
  - (7) South 09 degrees 06 minutes 35 seconds East, 19.02 feet to a point, thence continuing;
  - (8) South 60 degrees 45 minutes 24 seconds East, 182.92 feet to a point, said point being a common corner with Retained Area 1 and Parcel 3;

THENCE, passing through Parcel 3, South 49 degrees 51 minutes 45 seconds West, 132.90 feet to a point, said point being a common corner of Parcel 3 and Retained Area 2;

THENCE, continuing along Parcel 3, South 79 degrees 33 minutes 50 seconds West, 291.21 feet to a point;

THENCE, leaving said line of Parcel 3, passing through Retained Area 2, the following two (2) courses and distances:

- (1) South 09 degrees 25 minutes 39 seconds East, 291.74 feet to a point, thence continuing;
- (2) South 73 degrees 02 minutes 06 seconds East, 503.51 feet to a point, said point being a common corner of Parcel 3 and Retained Area 2;

THENCE, continuing along the dividing line between Parcel 3 and Retained Area 2, the following two (2) described courses and distances:

- (1) South 73 degrees 02 minutes 06 seconds East, 222.19 feet to a point, thence continuing;
- (2) South 73 degrees 17 minutes 43 seconds East, 203.11 feet to a point on the line of Parcel 7;

THENCE, continuing along the line dividing Parcel 7 and Retained Area 2 to a point, said point being a common corner of Parcel 5, Parcel 7 and Retained Area 2, the following five (5) courses and distances:

- (1) South 14 degrees 28 minutes 38 seconds West, 706.47 feet to a point, thence continuing;
- (2) South 75 degrees 28 minutes 19 seconds East, 25.48 feet to a point, thence continuing;
- (3) South 14 degrees 31 minutes 41 seconds West, 69.25 feet to a point of curvature, thence continuing;
- (4) Southwesterly by a curve to the left having a radius of 474.00 feet and an arc length of 124.86 feet, to a point, said point being distant by a chord of South 06

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- degrees 58 minutes 53 seconds West, 124.50 feet from the last described point, thence continuing;
- (5) South 00 degrees 33 minutes 56 seconds East, 838.48 feet to a point;

THENCE, along the dividing line between Parcel 5 and Retained Area 2, the following eleven (11) courses and distances:

- (1) South 89 degrees 22 minutes 30 seconds West, 316.20 feet to a point, thence continuing;
- (2) South 00 degrees 33 minutes 08 seconds East, 305.43 feet to a point, thence continuing;
- (3) South 89 degrees 18 minutes 56 seconds West, 114.08 feet to a point, thence continuing;
- (4) North 00 degrees 45 minutes 36 seconds East, 5.00 feet to a point on the 5 foot Northerly offset line of Building 14, thence continuing;
- (5) Along the offset line of said Building 14, South 89 degrees 23 minutes 09 seconds West, 151.63 feet to a point, thence continuing;
- (6) Along the offset line of said Building 14, North 00 degrees 36 minutes 51 seconds West, 20.84 feet to a point, thence continuing;
- (7) Along the offset line of said Building 14, South 89 degrees 23 minutes 09 seconds West, 28.30 feet to a point, thence continuing;
- (8) Along the offset line of said Building 14, South 00 degrees 36 minutes 51 seconds East, 6.10 feet to a point, thence continuing;
- (9) Along the offset line of said Building 14, South 89 degrees 23 minutes 09 seconds West, 16.76 feet to a point, thence continuing;
- (10) Along the offset line of said Building 14, South 00 degrees 36 minutes 51 seconds East, 14.58 feet to a point, thence continuing;
- (11) Along the offset line of said Building 14, South 89 degrees 23 minutes 09 seconds West, 174.11 feet to a point;

THENCE, passing through Parcel 5 to a point, said point being on the Northerly line of Retained Area 4, South 00 degrees 37 minutes 54 seconds East, 1,164.32 feet to a point;

THENCE, along the line dividing Parcel 5 and Retained Area 4 to a point, the following three (3) courses and distances:

- (1) North 88 degrees 50 minutes 03 seconds East, 118.82 feet to a point, thence continuing;
- (2) Along the 8 foot Northeasterly offset from the bulkhead line where it turns Southeasterly (nears Dry Dock No. 1), South 46 degrees 23 minutes 40 seconds East, 95.28 feet to a point, thence continuing;
- (3) Extending into the Delaware River South, 00 degrees 37 minutes 46 seconds East, 946.53 feet to a point, said point being on the pierhead and bulkhead lines for the Delaware River;

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THENCE, along Parcel 5 and along the Southerly line of Parcel 7, the following three (3) courses and distances:

- (1) North 89 degrees 02 minutes 09 seconds East, 536.12 feet to a point being a common corner of Parcel 5 and Parcel 7, thence continuing;
- (2) North 89 degrees 02 minutes 09 seconds East, 724.58 feet to a point, thence continuing;
- (3) South 86 degrees 01 minutes 55 seconds East, 2,392.41 feet to a point;

THENCE, continuing along the Southerly line of Parcel 9, the following three (3) courses and distances:

- (1) Along the said pierhead and bulkhead lines of the said Delaware River, South 86 degrees 01 minutes 55 seconds East, 543.43 feet to a point, said point being where the bulkhead line becomes the pierhead and bulkhead lines of the Delaware River as established by the Secretary of War, September 10, 1940, thence continuing;
- (2) North 78 degrees 27 minutes 42 seconds East, 2645.60 feet to a point, thence continuing;
- (3) North 78 degrees 26 minutes 04 seconds East, 524.51 feet to a point;

THENCE, leaving the Southerly line of Parcel 9, passing through Parcel 9 to a point, said point being on the dividing line between Parcel 8 and Parcel 9, North 00 degrees 49 minutes 31 seconds West, 1,760.09 feet to a point;

THENCE, continuing partly along the line dividing Parcel 8 and Parcel 9 and partly along the dividing line of Parcel 9 and Retained Area 8, South 89 degrees 29 minutes 47 seconds West, 3,951.48 feet to a point;

THENCE, along the dividing line between Parcel 8 and Retained Area 8, North 00 degrees 40 minutes 30 seconds West, 353.84 feet to a point;

THENCE, passing through Parcel 8 to a point being on the dividing line between Parcel 7 and Parcel 8, South 89 degrees 19 minutes 30 seconds West, 29.00 feet to a point;

THENCE, along the line dividing Parcel 7 and Parcel 8, the following four (4) courses and distances:

- (1) North 00 degrees 40 minutes 30 seconds West, 252.21 feet to a point of curvature, thence continuing;
- (2) Northwesterly by a curve to the left having a radius of 1,296.76 feet and an arc length of 540.95 feet, to a point, said point being distant by a chord of North 12 degrees 37 minutes 32 seconds West, 537.04 feet from the last described point, thence continuing;

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- (3) North 24 degrees 34 minutes 34 seconds West, 66.34 feet to a point of curvature, thence continuing;
- (4) Northwesterly by a curve to the left having a radius of 1,986.04 feet and an arc length of 214.77 feet, to a point, said point being distant by a chord of North 27 degrees 40 minutes 27 seconds West, 214.67 feet from the last described point;

THENCE, leaving the dividing line between Parcel 7 and Parcel 8, passing through Parcel 8, to a point, North 59 degrees 13 minutes 40 seconds East, 188.20 feet to a point;

THENCE, continuing along the dividing line between Parcel 8 and Parcel 8A, the following ten (10) courses and distances:

- (1) North 42 degrees 33 minutes 00 seconds West, 172.81 feet to a point, thence continuing;
- (2) South 89 degrees 24 minutes 00 seconds West, 26.43 feet to a point, thence continuing;
- (3) North 00 degrees 36 minutes 00 seconds West, 29.41 feet to a point, thence continuing;
- (4) North 42 degrees 33 minutes 00 seconds West, 232.67 feet to a point, thence continuing;
- (5) North 48 degrees 51 minutes 00 seconds West, 534.07 feet to a point, thence continuing;
- (6) North 62 degrees 52 minutes 00 seconds West, 324.50 feet to a point of curvature, thence continuing;
- (7) Northwesterly by a curve to the left having a radius of 2,132.35 feet and an arc length of 345.20 feet, to a point, said point being distant by a chord of North 70 degrees 19 minutes 06 seconds West, 344.82 feet from the last described point, thence continuing;
- (8) North 63 degrees 19 minutes 57 seconds West, 762.72 feet to a point, thence continuing;
- (9) South 14 degrees 29 minutes 51 seconds West, 199.28 feet to a point, thence continuing;
- (10) South 03 degrees 50 minutes 37 seconds East, 106.93 feet to the point and place of beginning, containing 492.0597 acres, more or less, be the contents what they may.

**The following area shall have the zoning designation of "L-2" Limited Industrial applied:**

## **Portions of Parcels 8 & 8C and Portions of Retained Area 8.**

BEGINNING AT A POINT being a common corner for Parcel 8 and Parcel 8A, the said point being measured the following eleven (11) courses and distances from the

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intersection of the Easterly side of Broad Street (300' wide) with the Southwesterly side of Pattison Avenue (120' wide):

- (1) Southwesterly along the Easterly side of Broad Street, 2,527.57 feet to a point, thence continuing;
- (2) Southeasterly at right angles to said Broad Street, 37.00 feet to a point, said point being a corner for lands now or formerly of Consolidated Rail Corporation, thence continuing;
- (3) South 14 degrees 29 minutes 51 seconds West, 26.37 feet to a point, said point being on the Easterly line for lands now or formerly of Commonwealth of Pennsylvania, Department of Transportation, thence continuing;
- (4) South 63 degrees 19 minutes 57 seconds East, 762.72 feet to a point, thence continuing;
- (5) Southeasterly by a curve to the right having a radius of 2,132.35 feet and an arc length of 345.20 feet, to a point, said point being distant by a chord of South 70 degrees 19 minutes 06 seconds East, 344.83 feet from the last described point, thence continuing;
- (6) Along the dividing line between Parcel 8 and the Intermodal Facility (courses 6 through 11 herein), South 62 degrees 52 minutes 00 seconds East, 324.50 feet to a point, thence continuing;
- (7) South 48 degrees 51 minutes 00 seconds East, 534.07 feet to a point, thence continuing;
- (8) South 42 degrees 33 minutes 00 seconds East, 232.67 feet to a point, thence continuing;
- (9) South 00 degrees 36 minutes 00 seconds East, 29.41 feet to a point, thence continuing;
- (10) North 89 degrees 24 minutes 00 seconds East, 26.43 feet to a point, thence continuing;
- (11) South 42 degrees 33 minutes 00 seconds East, 172.81 feet to the point of beginning;

THENCE, along Parcel 8A, the following three (3) courses and distances:

- (1) South 87 degrees 46 minutes 06 seconds East, 559.60 feet to a point, thence continuing;
- (2) South 76 degrees 55 minutes 50 seconds East, 3,595.66 feet to a point, thence continuing;
- (3) South 00 degrees 49 minutes 31 seconds East, 606.89 feet to a point;

THENCE, along the Northerly line of Parcel 9, South 89 degrees 29 minutes 47 seconds West, 3,007.64 feet to a point, said point being a common corner with Parcel 8 and Retained Area 8;

THENCE, along Retained Area 8, the following two (2) described courses and distances:

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- (1) South 89 degrees 29 minutes 47 seconds West, 943.84 feet to a point, thence continuing;
- (2) North 00 degrees 40 minutes 30 seconds West, 353.84 feet to a point;

THENCE, leaving the Westerly line of Retained Area 8, passing through Parcel 8, South 89 degrees 19 minutes 30 seconds West, 29.00 feet to a point;

THENCE, along the dividing line between Parcel 7 and Parcel 8, the following four (4) courses and distances:

- (1) North 00 degrees 40 minutes 30 seconds West, 252.21 feet to a point of curvature, thence continuing;
- (2) Northwesterly by a curve to the left having a radius of 1,296.76 feet and an arc length of 540.95 feet, to a point, said point being distant by a chord of North 12 degrees 37 minutes 32 seconds West, 537.04 feet from the last described point, thence continuing;
- (3) North 24 degrees 34 minutes 34 seconds West, 66.34 feet to a point of curvature, thence continuing;
- (4) Northwesterly by a curve to the left having a radius of 1,986.04 feet and an arc length of 214.77 feet, to a point, said point being distant by a chord of North 27 degrees 40 minutes 27 seconds West, 214.67 feet from the last described point;

THENCE, leaving the dividing line between Parcel 7 and Parcel 8, and passing through Parcel 8 to a point, North 59 degrees 13 minutes 40 seconds East, 188.20 feet to the point and place of beginning, containing 100.3423 acres, more or less, be the contents what they may.

SECTION 2. This Ordinance shall become effective immediately.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on April 28, 2005. The Bill was Signed by the Mayor on May 12, 2005.



Patricia Rafferty  
Chief Clerk of the City Council