

City of Philadelphia



(Bill No. 070002)

AN ORDINANCE

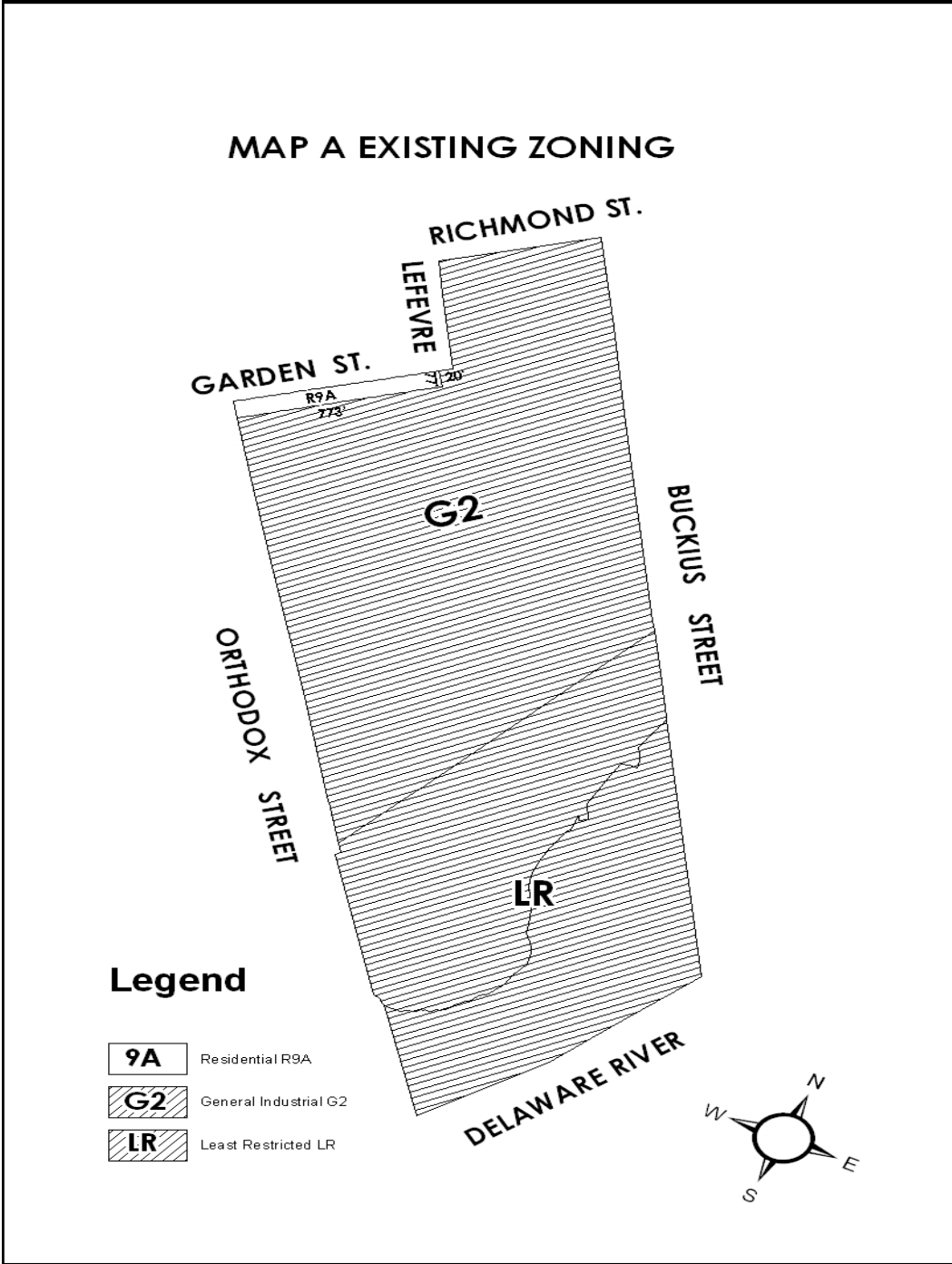
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Orthodox Street, Garden Street, Lefevre Street, Richmond Street, Buckius Street and the Delaware River.

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 Orthodox Street, Garden Street, Lefevre Street, Richmond Street, Buckius Street and the Delaware River from the existing zoning designations indicated on Map "A" set forth below to the zoning designations indicated on Map "B" set forth below.

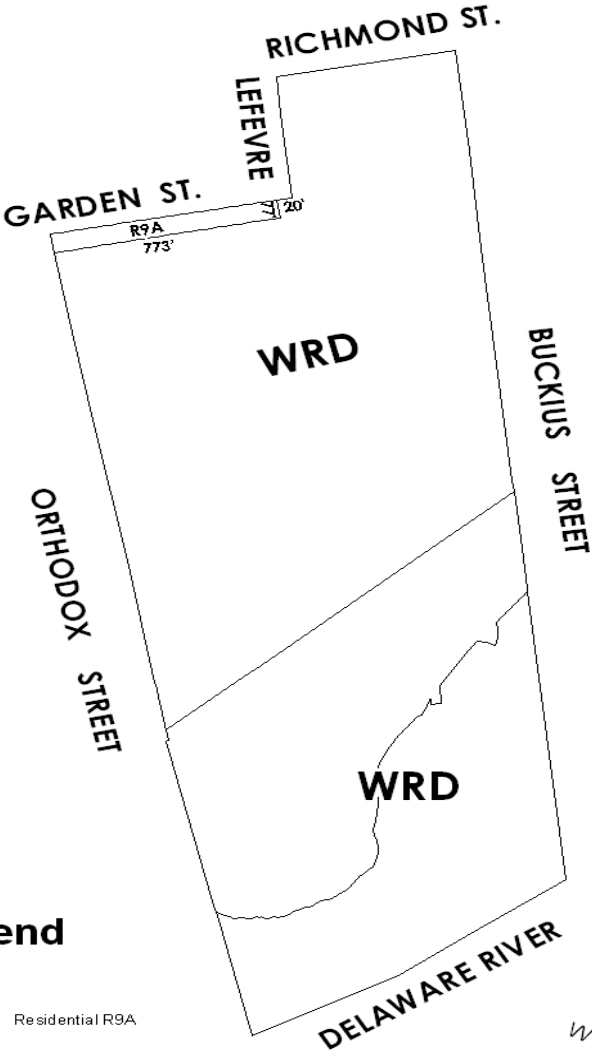
SECTION 2. This Ordinance become effective immediately.

City of Philadelphia



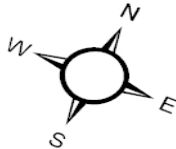
City of Philadelphia

MAP B PROPOSED ZONING



Legend

- 9A** Residential R9A
- WRD** Waterfront Redevelopment District WRD



Philadelphia Coke Site Master Plan Narrative

The proposed land to be rezoned to Waterfront Redevelopment District (WRD) is a former industrial site located between Orthodox and Buckius Streets, Richmond Avenue and the Delaware River in the city's Bridesburg neighborhood. The site is approximately 3,397,700 SF (78 acres) in size. Commercial buildings, residential buildings and accessory parking are proposed for the site. The residential units will consist of duplex, multi-family and residential over retail units, both fee simple and condominium.

The number of units and the height of the structures on the east side of the right-of-way of the former Delaware Avenue will be determined at a later date and the master plan narrative will be amended at that time. Structures on the west side of the right-of-way of the former Delaware Avenue will be a maximum of 4 stories. The GFA of the buildings to the west of the right-of-way of the former Delaware Avenue is 3,806,500 square feet; the overall GFA of the site, once both sides of the Delaware Avenue right-of-way are developed, will not exceed 250% as required by the zoning code. Open area will be as required by the zoning code. Parking for the development will consist of individual in-house garage parking for the townhouses and either open-air parking lots or structured parking below the building for mid- or high-rise structures. Surface or structured parking will be provided for any retail uses.

Parking for the proposed development shall be provided in compliance with the WRD requirements. All residential units will have one dedicated off-street parking space for the first two bedrooms and one space for each additional two bedrooms. Parking for any retail uses will comply with the requirements of Section 14-216(8)(d). Off-street loading for any retail uses will comply with Section 14-216(9)(a).

The proposed development shall also meet all area requirements for the WRD, including: minimum lot area, gross floor area (GFA), occupied area, open area, open area above the ground level, yard setbacks and waterfront setback. Minimum lot area in the WRD district shall be 1 acre. The total GFA shall not exceed 250%, the proportion of GFA for any commercial uses shall be determined at a later date and any uses proposed along Richmond Street will be subject to a façade review and approval from PCPC. The occupied area shall not exceed 80% of the total site area. Open area shall be a minimum of 40% of the total site area, of which 50% shall be used to provide individual or shared open area. Open area that is required to be provided for individual dwelling units or as shared open space may be provided in the form of decks, patios and terraces above the ground level. Yard setbacks are not required in the WRD district, however, a 10' setback will be maintained along Orthodox Street and no units will front Orthodox Street. A minimum 70' waterfront setback is provided; included in that setback will be public access and a 12' bike path. Public parking will be provided on the north side of Orthodox Street, to the east of Delaware Avenue.

All streets indicated on the plan will be public city streets.

Signage in the WRD shall comply with Section 14-216(10)(a).

Conceptual plans for the proposed development, showing proposed uses and the configuration of such uses, are submitted with this narrative.

PHILADELPHIA COKE SITE
Zoning Data Calculations

DISTRICT REQUIREMENTS	PROVIDED	REQUIRED
District area	78 Acres (incl. Public ROW)	1 Acre
% GFA of entire district	less than 200%	less than 250%
% occupied area of file entire district	less than 80%	less than 80%
% open area of entire district	not less than 40%	more than 40%
% of open area for shared use	not less than 10% of required open area	not less than 10% of required open area of entire district (1,015,070 SF) must be open area for shared use
Yard setbacks	Yard setbacks vary	None required
Transition Setback	70' minimum	50'
Height regulations	Height will be limited by FAR	None required
Setback requirements	1 space for every 2 bedrooms	1 space for first 2 bedrooms and 1 additional space for each additional 2 bedrooms



Philly Coke Site
Proposed Master Plan
Philadelphia, Pennsylvania

0 50' 100' 300' 400'

16 April 2007




City of Philadelphia

BILL NO. 070002 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 14, 2007. The Bill was Signed by the Mayor on July 31, 2007.



Patricia Rafferty
Chief Clerk of the City Council