

City of Philadelphia



(Bill No. 180645)

AN ORDINANCE

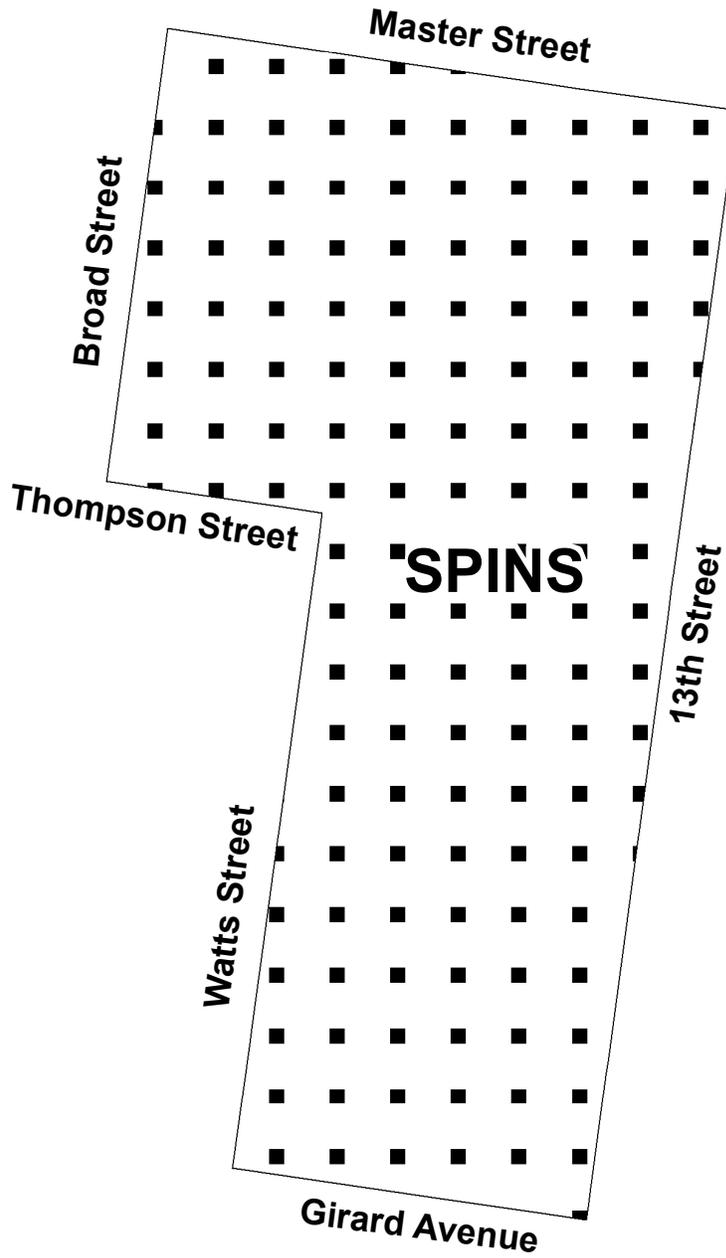
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Master Street, 13th Street, Girard Avenue, Watts Street, and Thompson Street; and to amend the Master Plan for Temple University; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Broad Street, Master Street, 13th Street, Girard Avenue, Watts Street, and Thompson Street, 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. Pursuant to Section 14-304(4) of The Philadelphia Code, the Master Plan for Temple University is hereby amended to reflect the updated district area totals, based on the rezoning of the property in the area described, as set forth in attached Exhibit "A", which is on file with the Chief Clerk's Office, and a copy of which is attached hereto for reference.

Map A -Existing Zoning

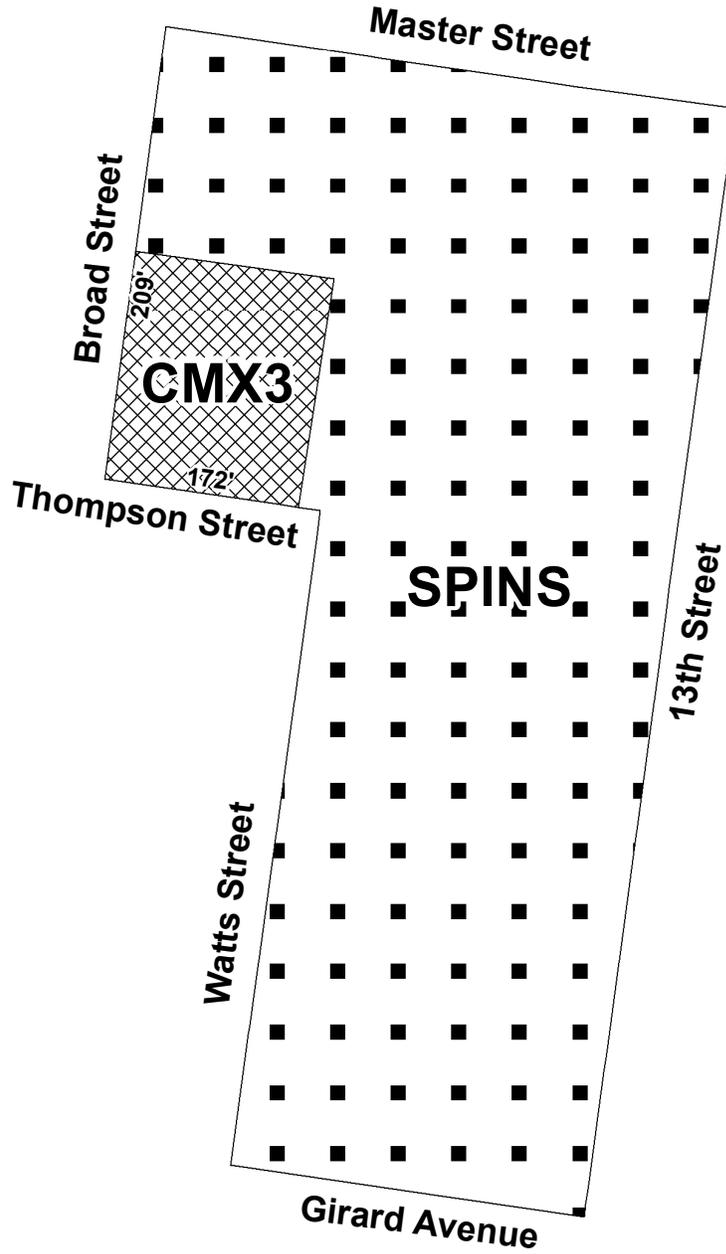


Legend

- ■ SP-INS Institutional (Special Purpose)



Map B -Proposed Zoning

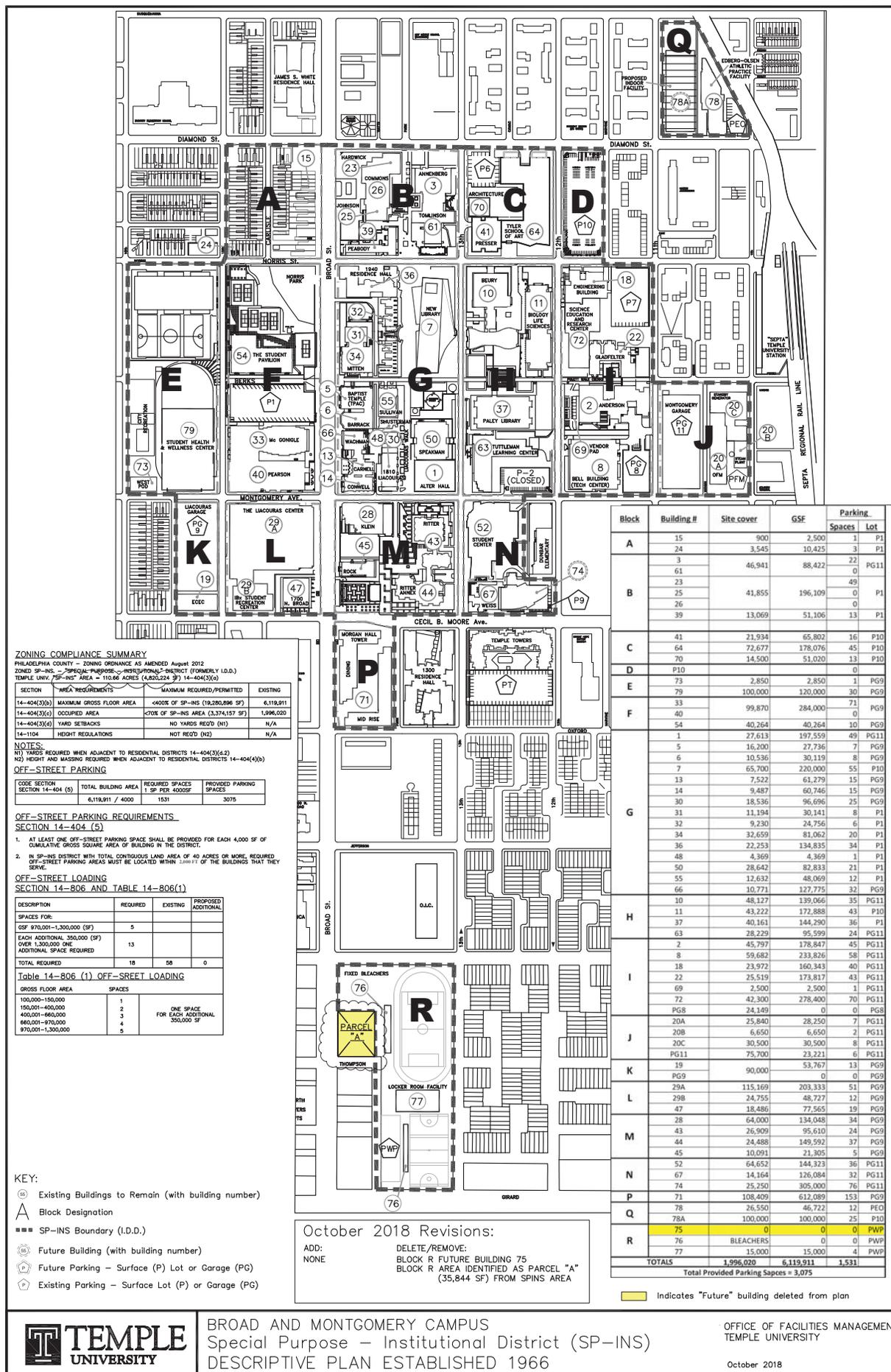


Legend

-  SP-INS Institutional (Special Purpose)
-  CMX-3 Community Commercial Mixed-Use



"Exhibit A"



ZONING COMPLIANCE SUMMARY

PHILADELPHIA COUNTY - ZONING ORDINANCE AS AMENDED August 2012
 ZONED SP-INS - SPECIAL PURPOSE - INSTITUTIONAL - DISTRICT (FORMERLY I.D.D.)
 TEMPLE UNIV. SP-INS AREA = 110.66 ACRES (4,802,224 SF) 14-404(X)(3)

SECTION	AREA REQUIREMENTS	MAXIMUM REQUIRED/PERMITTED	EXISTING
14-404(X)(3)	MAXIMUM GROSS FLOOR AREA	<40% OF SP-INS (19,280,896 SF)	6,119,911
14-404(X)(3)	OCCUPIED AREA	<70% OF SP-INS AREA (3,374,157 SF)	1,996,020
14-404(X)(3)	YARD SETBACKS	NO YARDS REQ'D (N1)	N/A
14-1104	HEIGHT REGULATIONS	NO HEIGHT (N2)	N/A

NOTES:

N1 YARDS REQUIRED WHEN ADJACENT TO RESIDENTIAL DISTRICTS 14-404(X)(2)

N2 HEIGHT AND MASSING REQUIRED WHEN ADJACENT TO RESIDENTIAL DISTRICTS 14-404(X)(3)

OFF-STREET PARKING

CODE SECTION	TOTAL BUILDING AREA	REQUIRED SPACES	PROVIDED PARKING SPACES
SECTION 14-404 (5)	6,119,911 / 4000	1531	3075

OFF-STREET PARKING REQUIREMENTS

SECTION 14-404 (5)

- AT LEAST ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH 4,000 SF OF CUMULATIVE GROSS SQUARE AREA OF BUILDING IN THE DISTRICT.
- IN SP-INS DISTRICT WITH TOTAL CONTIGUOUS LAND AREA OF 40 ACRES OR MORE, REQUIRED OFF-STREET PARKING AREAS MUST BE LOCATED WITHIN 1/4 MILE OF THE BUILDINGS THAT THEY SERVE.

OFF-STREET LOADING

SECTION 14-806 AND TABLE 14-806(1)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED ADDITIONAL
SPACES FOR:			
GSF 970,001 - 1,300,000 (SF)	5		
EACH ADDITIONAL 100,000 (SF)			
OVER 1,300,000 ONE ADDITIONAL SPACE REQUIRED	13		
TOTAL REQUIRED	18	58	0

Table 14-806 (1) OFF-STREET LOADING

GROSS FLOOR AREA	SPACES	ONE SPACE FOR EACH ADDITIONAL 350,000 SF
100,000-150,000	1	
150,001-400,000	2	
400,001-650,000	3	
650,001-970,000	4	
970,001-1,300,000	5	

KEY:

- ⊕ Existing Buildings to Remain (with building number)
- Ⓐ Block Designation
- SP-INS Boundary (I.D.D.)
- ⊕ Future Building (with building number)
- Ⓟ Future Parking - Surface (P) Lot or Garage (PG)
- Ⓟ Existing Parking - Surface Lot (P) or Garage (PG)

October 2018 Revisions:

ADD: NONE
 DELETE/REMOVE:
 BLOCK R FUTURE BUILDING 75
 BLOCK R AREA IDENTIFIED AS PARCEL "A" (35,844 SF) FROM SP-INS AREA

Block	Building #	Site cover	GSF	Parking Spaces	Lot
A	15	900	2,500	1	P1
	24	3,545	10,425	3	P1
	3			22	
	61	46,941	88,422	0	PG11
B	23			49	
	25	41,855	196,109	0	P1
	26			0	
	39	13,069	51,106	13	P1
C	41	21,934	65,802	16	P10
	64	72,677	178,076	45	P10
D	70	14,500	51,020	13	P10
	810			0	
E	73	2,850	2,850	1	PG9
	79	100,000	120,000	30	PG9
F	33			71	
	40	99,870	284,000	0	PG9
G	54	40,264	40,264	10	PG9
	1	27,613	197,559	49	PG11
	5	16,200	27,736	7	PG9
	6	10,536	30,119	8	PG9
	7	65,700	220,000	55	P10
	13	7,522	61,279	15	PG9
	14	9,487	60,746	15	PG9
	30	18,536	96,696	25	PG9
	31	11,194	30,141	8	P1
	32	9,230	24,756	6	P1
	34	32,659	81,062	20	P1
	36	22,253	134,835	34	P1
	48	4,369	4,369	1	P1
	50	28,642	82,833	21	P1
H	55	12,632	48,069	12	P1
	66	10,771	127,775	32	PG9
	10	48,127	139,066	35	PG11
	11	43,222	172,888	43	P10
	37	40,161	144,290	36	P1
	63	28,229	95,599	24	PG11
	2	45,797	178,847	45	PG11
	8	59,682	233,826	58	PG11
	18	23,972	160,343	40	PG11
	22	25,519	173,817	43	PG11
	69	2,500	2,500	1	PG11
	72	42,300	278,400	70	PG11
	PG8	24,148	0	0	PG8
	20A	25,840	28,250	7	PG11
20B	6,650	6,650	2	PG11	
I	20C	30,500	30,500	8	PG11
	PG11	75,700	23,221	6	PG11
J	19		53,767	13	PG9
	PG9	90,000	0	0	PG9
K	29A	115,169	203,333	51	PG9
	29B	24,755	48,727	12	PG9
L	47	18,486	77,565	19	PG9
	28	64,000	134,048	34	PG9
M	43	26,909	95,610	24	PG9
	44	24,488	149,592	37	PG9
N	45	10,091	21,305	5	PG9
	52	64,652	144,323	36	PG11
O	67	14,164	126,084	32	PG11
	74	25,250	305,000	76	PG11
P	71	108,409	612,089	153	PG9
	78	26,550	46,722	12	PG9
Q	78A	100,000	100,000	25	P10
	75	0	0	0	PWP
R	76	BLEACHERS	0	0	PWP
	77	15,000	15,000	4	PWP
TOTALS		1,996,020	6,119,911	1,531	

Total Provided Parking Spaces = 3,075
 Indicates "Future" building deleted from plan



BROAD AND MONTGOMERY CAMPUS
 Special Purpose - Institutional District (SP-INS)
 DESCRIPTIVE PLAN ESTABLISHED 1966

OFFICE OF FACILITIES MANAGEMENT
 TEMPLE UNIVERSITY

October 2018

City of Philadelphia

BILL NO. 180645 continued

Certified Copy

City of Philadelphia

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Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 18, 2018. The Bill was Signed by the Mayor on October 31, 2018.



Michael A. Decker
Chief Clerk of the City Council