

City of Philadelphia



(Bill No. 130812)

AN ORDINANCE

To amend the Institutional (Special Purpose) District Master Plan of the Philadelphia Presbytery Homes and Services for the Aging for the construction of an addition to house the Witherspoon Senior Apartments.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-304(4) of The Philadelphia Code, Institutional (Special Purpose) Master Plan of the Philadelphia Presbytery Homes and Services for the Aging is hereby amended by allowing for the construction of a 2-story addition, resulting in approximately 73,122 net gross floor area total, to be used for apartments for low income seniors, 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.

SECTION 2. This Ordinance shall take effect immediately.

City of Philadelphia

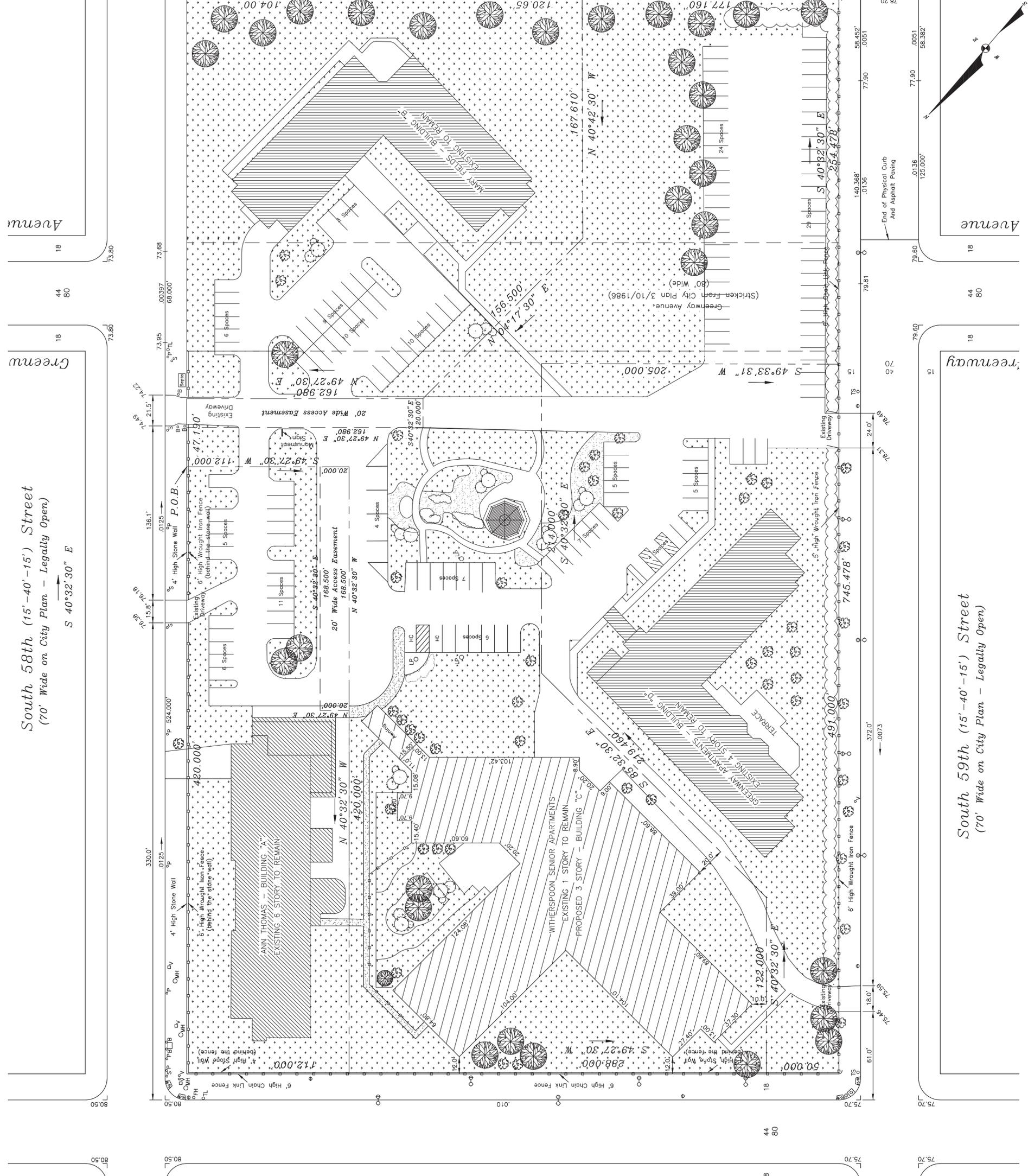
BILL NO. 130812 continued

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Exhibit "A"

South 58th (15'-40'-15') Street
(70' Wide on City Plan - Legally Open)

South 59th (15'-40'-15') Street
(70' Wide on City Plan - Legally Open)



Lot	Area
A	47,040
B	73,555
C	148,987
D	69,572
Campus Total	339,154

Max Occupied Area allowed (70% total)	237,407.8
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Occupied Area (Sq. Ft.)		
Lot	Existing	Proposed New
A	12,164	12,164
B	14,477	14,477
C	25,300	25,300
D	15,556	15,556
Campus Total	67,497	67,497
Total	67,497	0 (no change)
		20%

Gross Floor Area Allowed (400% total)	1,356,616
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Gross Floor Area (Sq. Ft.)			
Lot	Existing	Proposed New	Total
A	66,167	66,167	132,334
B	79,342	79,342	158,684
C	29,000	44,122	73,122
D	59,626	59,626	119,252
Campus Total	234,135	44,122	278,257
			82%

Building Height		
Existing	Proposed New	Total
54'6"	54'6"	54'6"
54'6"	54'6"	54'6"
14'	24'	38'
47'	47'	47'

Required Parking Spaces Required (1 per 4000 sq. ft. GFA)	70 Provided
Parking Spaces	148

Owner: Presbyterian Home at 58th Street

MASTER DEVELOPMENT PLAN
58th and Kingessing Ave
Philadelphia, PA 19143

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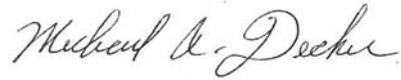
Date: OCTOBER 7, 2013

City of Philadelphia

BILL NO. 130812 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 12, 2013. The Bill was Signed by the Mayor on January 8, 2014.



Michael A. Decker
Chief Clerk of the City Council