

City of Philadelphia



(Bill No. 220363)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by South Street, the Schuylkill River, 34th Street, University Avenue, Civic Center Boulevard, and Health Sciences Drive; and to approve amendments to the University of Pennsylvania Master Plan in the area bounded by South Street, the Schuylkill River, 34th Street, University Avenue, Civic Center Boulevard, and Health Sciences Drive, related to the proposed Ott Center building at 2910 South Street and other previously approved minor amendments.

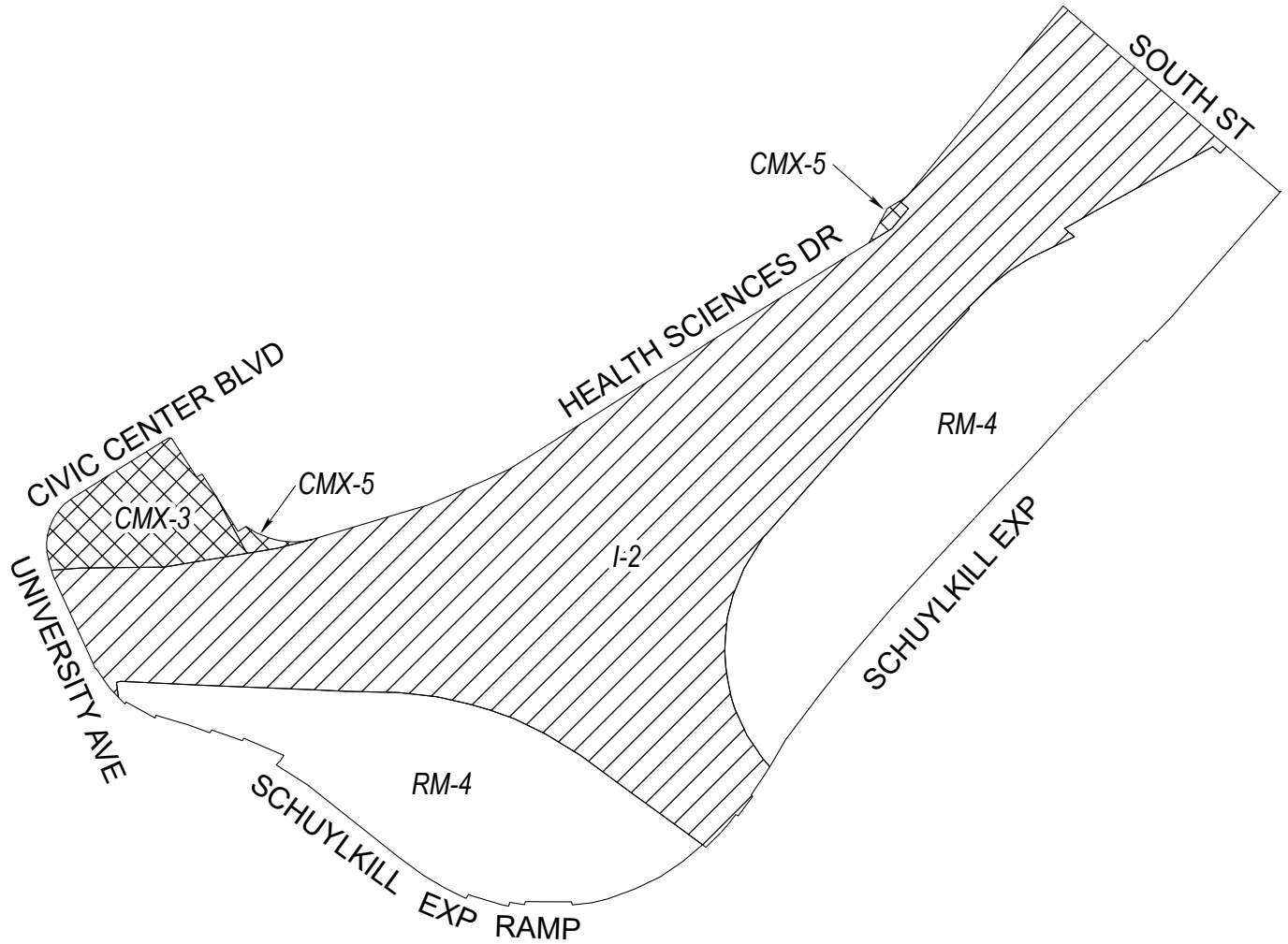
THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are so hereby amended by changing the zoning designations of certain areas of land within an area bounded by South Street, the Schuylkill River, 34th Street, University Avenue, Civic Center Boulevard, and Health Sciences Drive, 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 University of Pennsylvania Master plan is hereby amended, as set forth in attached Exhibit “A” Master Plan dated March 3, 2022, along with Exhibit “B” Master Plan Zoning Calculation Chart, which is on file with the Chief Clerk’s Office, and a copy of which is attached hereto for reference.

SECTION 3. This Ordinance shall become effective immediately.

Map A Existing Zoning

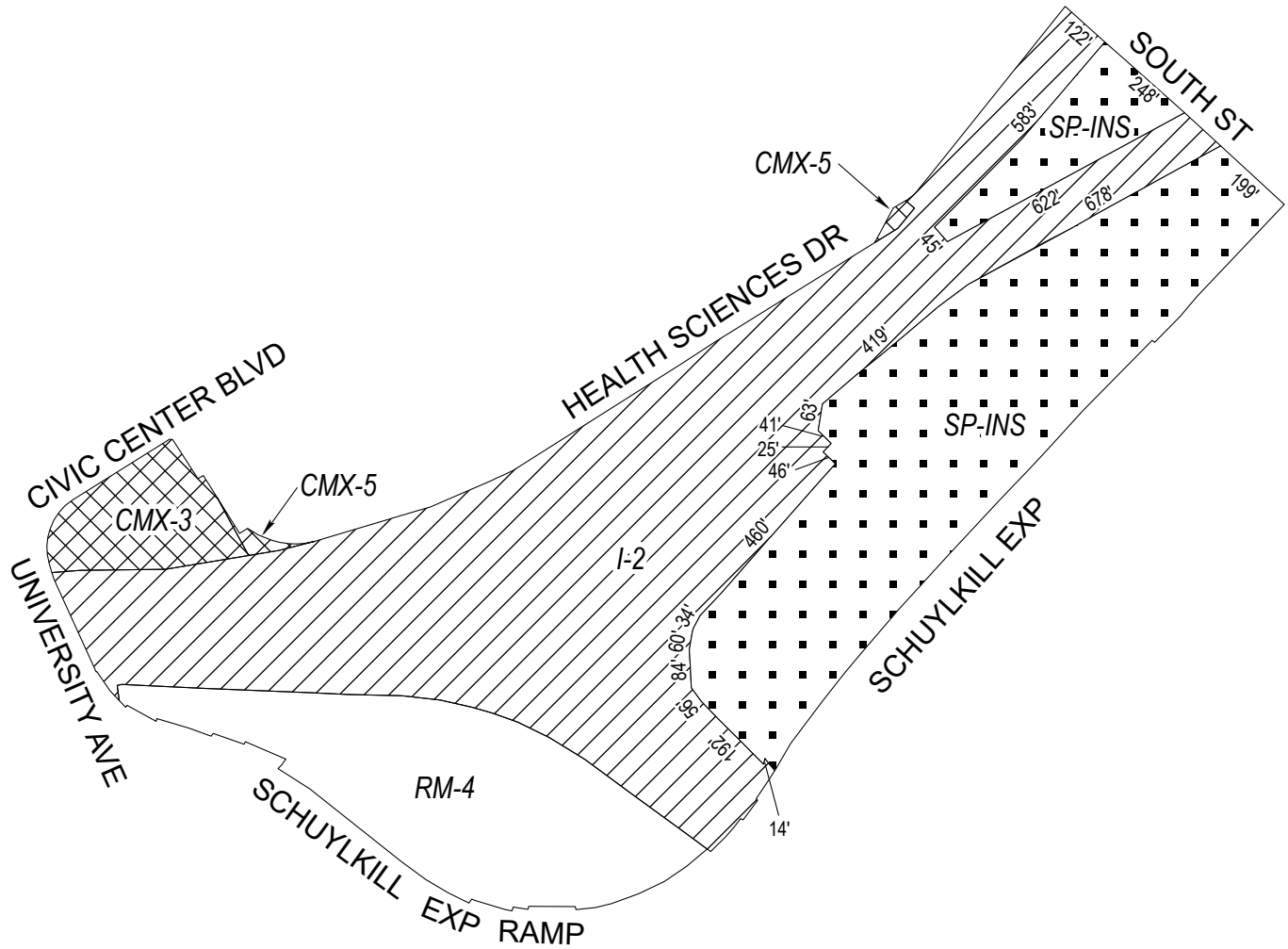


Zoning Districts

-  CMX-3/CMX-5, Commercial Mixed-Use
-  I-2, Medium Industrial
-  RM-4, Residential Multi-Family



Map B Proposed Zoning



Zoning Districts





-  CMX-3/CMX-5, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-4, Residential Multi-Family
 -  SP-INS, Institutional
- City of Philadelphia



EXHIBIT "A". The applicant proposes to rezone 666,120 sq ft of land into the University of Pennsylvania Special Purpose-Institutional (SP-INS) zoning district; demolish the 28,519 gross sq. ft., 28,519 sq. ft. occupied area Hollenback Annex; and construct the 72,076 gross sq. ft, 67,37 sq. ft occupied area Ott Center for Track and Field; all within Block "M", labeled below. Also, the Bill adds 1,227 gross sq. ft and 117 sq. ft. of occupied area to the recently approved Vagelos Laboratory for Energy Science and Technology in Block "E".

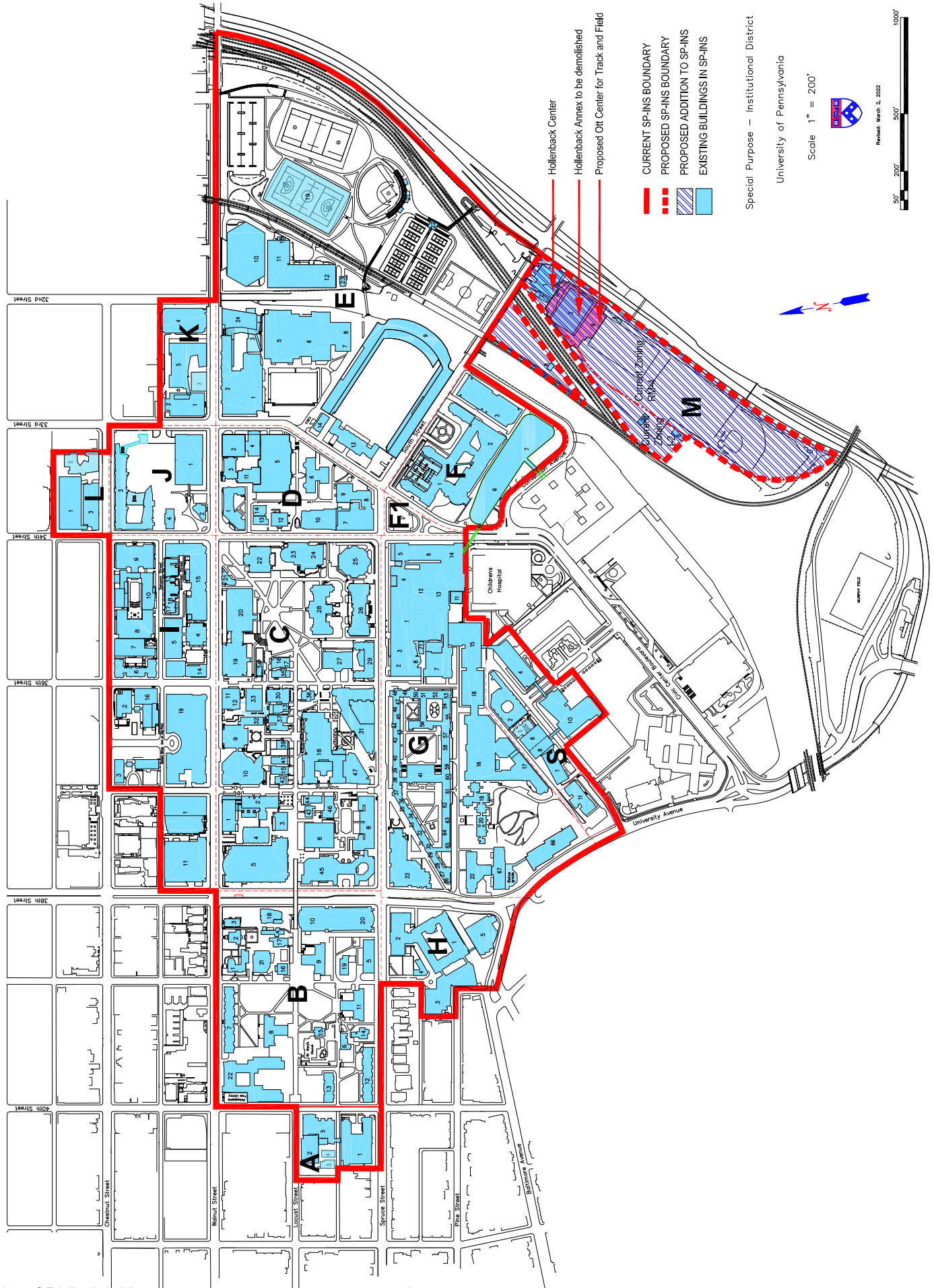


EXHIBIT "B". Following approval of the development proposals outlined in this Bill, the University of Pennsylvania SP-INS District remains in compliance with the respective zoning district's allowable occupied area (70% maximum), gross floor area (400 FAR maximum), and parking spaces (3803 parking spaces minimum).

UNIVERSITY OF PENNSYLVANIA SP-INS SUMMARY
 REVISED TO REFLECT THE REZONING OF 4 LOTS AND NEW CONSTRUCTION OF THE OTT CENTER FOR TRACK AND FIELD

| BLOCK AREA | OCCUPIED AREA (Sq. Ft.) | | PERC. OCC. | GROSS FLOOR AREA (Sq. Ft.) | | PERC. F.A.R. | NOTES |
|---------------|-------------------------|-------------|------------|-------------------------------|---------------|-------------------------------|---|
| | EXISTING | PROPOSED | | EXISTING | PROPOSED | | |
| A | 117,311 | 71,151 | 61% | 269,371 | 269,371 | 230% | |
| B | 804,824 | 232,397 | 29% | 1,559,550 | 1,559,550 | 194% | |
| C | 1,418,282 | 617,376 | 44% | 2,843,369 | 2,843,369 | 200% | |
| D | 337,602 | 165,832 | 49% | 723,316 | 723,316 | 214% | |
| E | 2,311,507 | 530,483 | 23% | 1,156,572 | 1,227 | 50% | Minor adjustment to the previously approved area numbers for Vagelos Laboratory for Energy Science and Technology |
| F | 383,797 | 218,877 | 57% | 1,469,527 | 1,469,527 | 383% | |
| F-1 | 16,596 | Undeveloped | | 0 | 0 | 0% | |
| G | 1,114,542 | 618,468 | 55% | 3,345,944 | 3,345,944 | 300% | |
| H | 206,718 | 104,879 | 51% | 403,774 | 403,774 | 195% | |
| I | 722,340 | 457,549 | 63% | 1,740,660 | 1,740,660 | 241% | |
| J | 250,613 | 86,647 | 35% | 393,628 | 393,628 | 157% | |
| K | 136,673 | 82,965 | 61% | 154,556 | 154,556 | 113% | |
| L | 77,381 | 66,760 | 86% | 139,458 | 139,458 | 180% | |
| M | 666,120 | 91,528 | 14% | 0 | 133,914 | 20% | Proposed rezoning of 4 lots (currently I-2, RM-4, total area 666,120 sf) as new addition to SP-INS, including 7 existing buildings to remain (61,838 gsf, 23,991 sf occupied area), 1 existing building (Hollenback Annex - 28,519 gsf, 28,519 sf occupied area) to be demolished, and 1 proposed new building (the Ott Center for Track and Field - 72,076 gsf, 67,537 sf occupied area) |
| N | ** 397,737 | Undeveloped | | | | | Not in SP-INS |
| S | 289,887 | 109,979 | 38% | 926,371 | 926,371 | 320% | |
| TOTALS | | | | SP-INS | TOTALS | | |
| 8,854,193 | | | | 3,363,363 | 91,645 | 3,455,008 | 39% |
| | | | | Required Parking 3,803 spaces | | Parking Provided 7,202 spaces | |

City of Philadelphia

BILL NO. 220363 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 23, 2022. The Bill was Signed by the Mayor on July 27, 2022.



Michael A. Decker
Chief Clerk of the City Council