



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

**BILL NO. 220298**  
**(As Amended, 4/25/22)**

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**Introduced March 31, 2022**

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**Councilmember O'Neill**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

To approve amendments to the Jefferson Torresdale Hospital Master Plan related to a new Proton Therapy Center building at 10800 Knights Road.

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

SECTION 1. Pursuant to Section 14-304(4) of The Philadelphia Code, the Jefferson Torresdale Master plan is hereby amended, as set forth in attached Exhibit "A" Master Plan dated March 28, 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 2. This Ordinance shall become effective immediately.

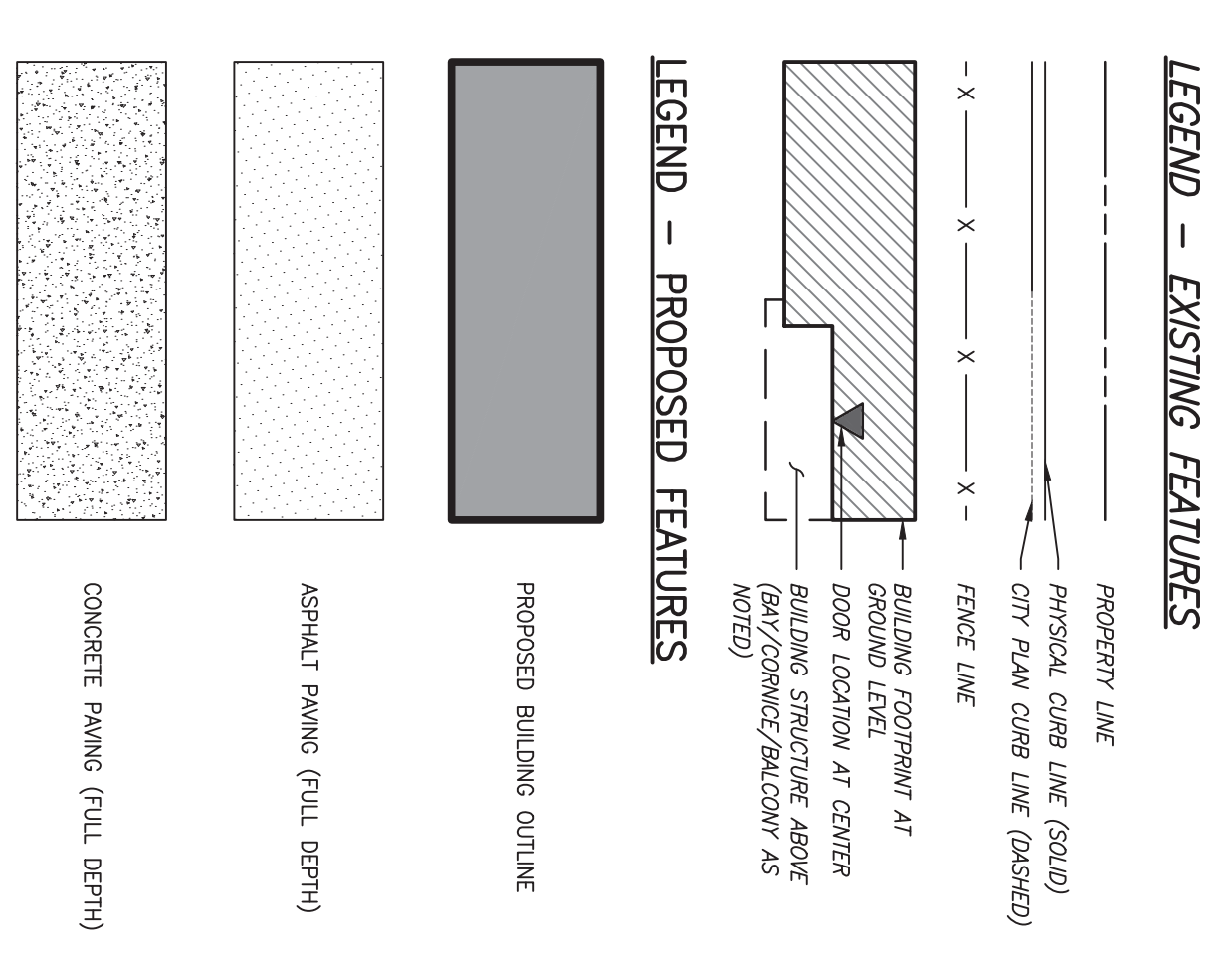
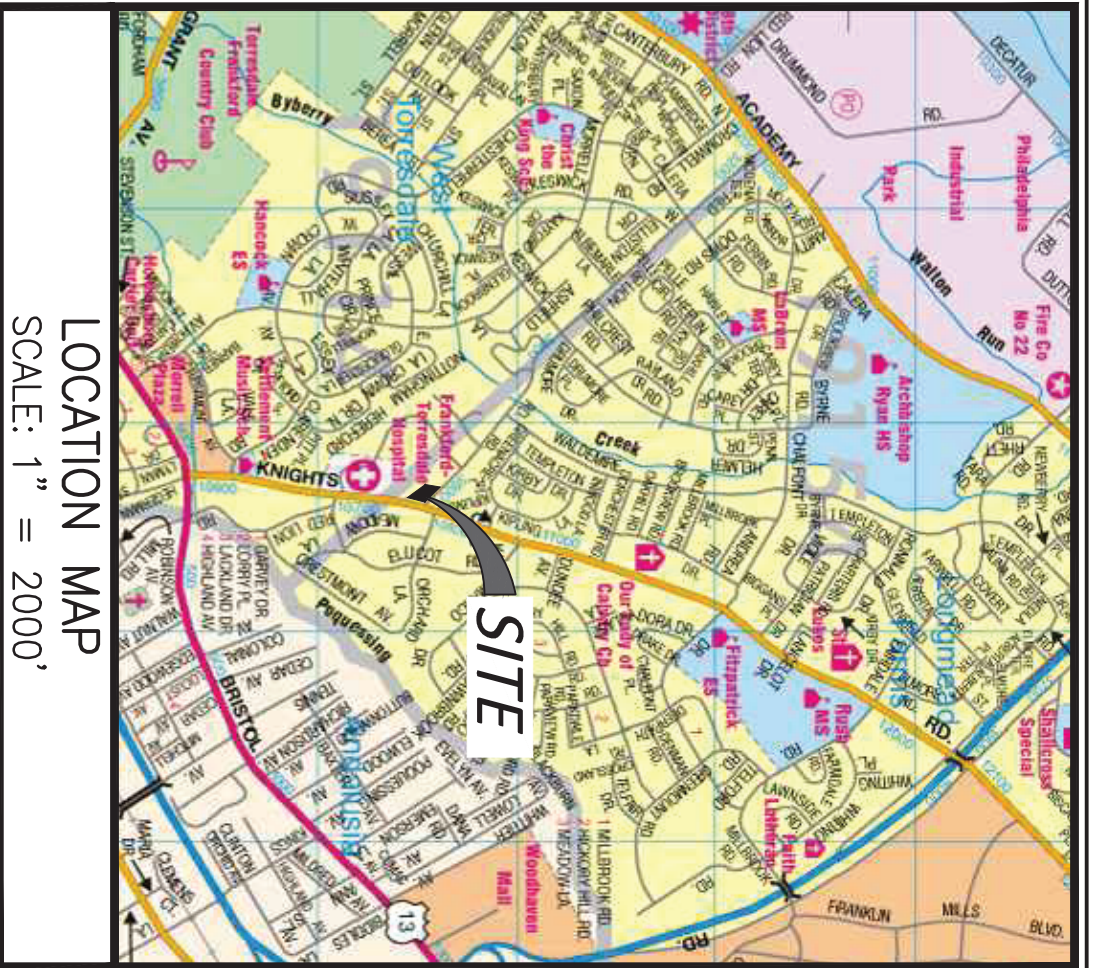
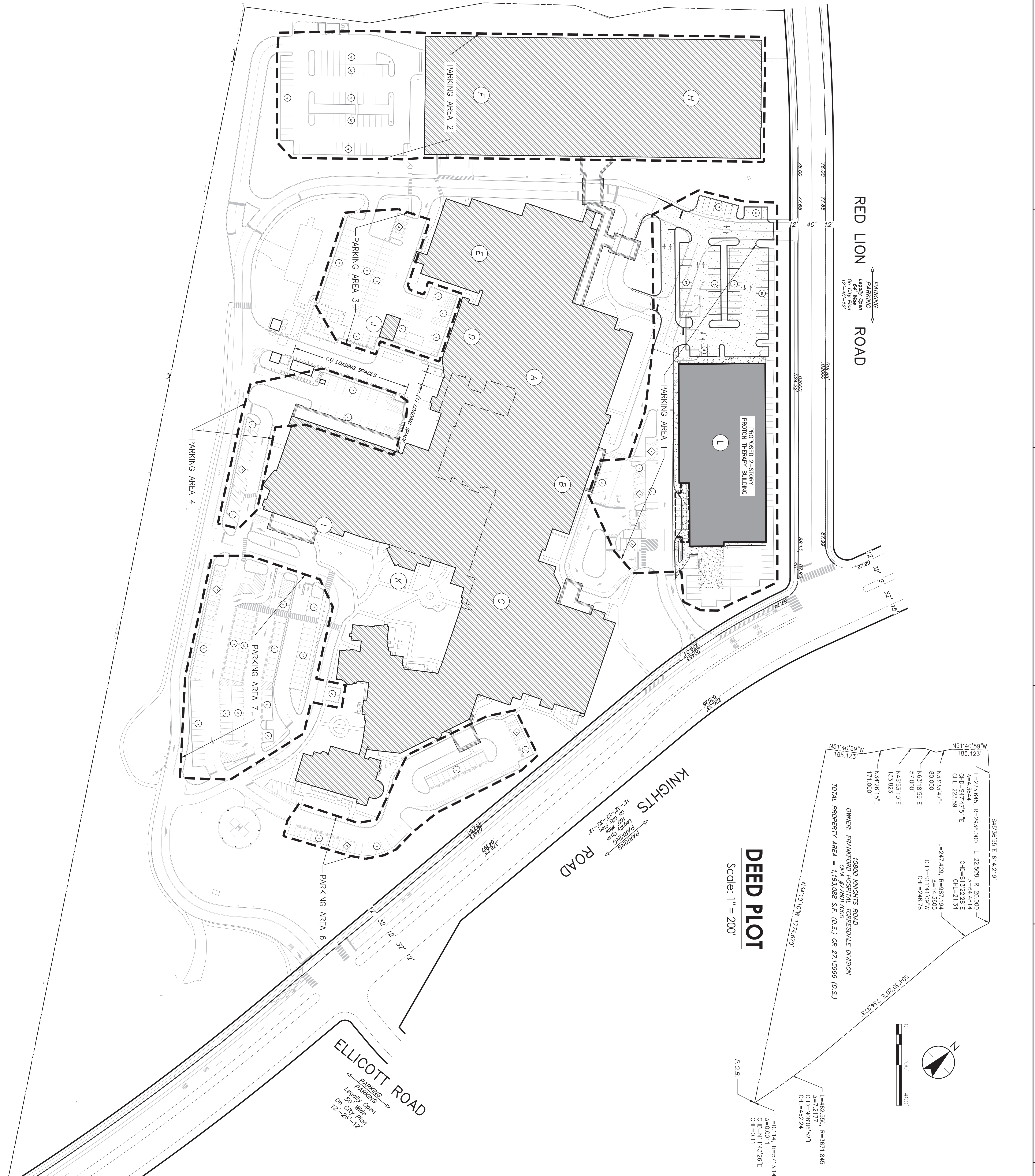
# Exhibit "A"

## City of Philadelphia

BILL NO. 220298,  
as amended continued

PARKING AREA #	EXISTING	PROPOSED	TOTAL
MAIN HOSPITAL & OUTPATIENT	238 SPACES	-147 SPACES	91 SPACES
PARKING GARAGE & AUXILIARY GROUND LOTS	1,192 SPACES	N/A	1,192 SPACES
PHYSICIAN PARKING	43 SPACES	N/A	43 SPACES
EMERGENCY ROOM PARKING	15 SPACES	N/A	15 SPACES
WELLNESS CENTER & OUTPATIENT PARKING	138 SPACES	N/A	138 SPACES
MANSON HOUSE & CANCER PARKING	36 SPACES	-147 SPACES	36 SPACES
<b>PARKING TOTALS</b>	<b>1,662 SPACES</b>	<b>-147 SPACES</b>	<b>1,515 SPACES</b>

Existing Requirement: 273,688 S.F. / 4,200 S.F. = 123 Spaces Required  
 Existing Requirement: 674 = 660 (0.01) 370 (0.03) S.F. = 4 Req. (See 4 existing loading spaces shown on plan)



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 Statens Consulting Services Inc.  
 1501 Spring Garden, Suite 1100  
 Philadelphia, PA 19130  
 www.statens.com

**NOTES**

1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONFORMANCE PURPOSES.
2. LANDSCAPE ARCHITECTURE AND ELECTRICAL ENGINEERING OF APPLICANT THOMAS JEFFERSON UNIVERSITY.
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PREVIOUSLY IS ZONED SP-NS.
4. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR THE PURPOSES ONLY.
5. ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD. THE DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE.
6. CURB GRABBERS TO BE REGULATED BY THE 4TH STREET DISTRICT.
7. ELEVATION SHOWN ON PLAN ARE PHILADELPHIA CITY DATA AS SHOWN ON CITY PLAN.
8. THE PROGRESS DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) (INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY NO. 42079) PANEL OTHER THAN THE ONE SHOWN ON THIS SURVEY. THE SURVEY IS NOT TO BE USED FOR FLOOD RISK ASSESSMENT.
9. INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
  - CITY PLAN NO. 388 DATED NOVEMBER 11, 2000
  - DOOR LOCATION AT CENTER BALANCE STRUCTURE ABOVE (NOTED)
  - BEEN FURNISHED BY CLIENT (DO NOT REPRODUCE)
10. ALL PROGRESSIVE HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
11. UTILITIES ENTER THE PROGRESS FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
12. ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL WALKS, MANHOLES, METERS, AND OTHER UTILITY STRUCTURES HAVE BEEN REID VERIFIED AND NOTED ON THIS SURVEY.
13. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE USER'S USE ONLY AND IS NOT VALID TO ANY OTHER PARTIES.
14. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STATENS IS NOT RESPONSIBLE FOR THE USE OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY TO RESULT OF ANY DISCREPANCIES.
15. COPYRIGHT 2022 - ALL RIGHTS RESERVED - STATENS. NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, TRANSMITTED, DISTRIBUTED, COPIED, OR OTHERWISE REPRODUCED WITHOUT WRITTEN PERMISSION OF STATENS.

Know what's below.  
 Call before you dig.  
 811  
 SEPA 2021.02.12.12763  
 ONE-CALL DATE: 2021/11/17

Client/Project  
 THOMAS JEFFERSON UNIVERSITY  
 & JEFFERSON HEALTH  
 TORRESDALE CAMPUS  
 10800 KNIGHTS ROAD  
 Philadelphia, Pennsylvania

Title  
**MASTER PLAN UPDATE**

Project No. 2021/1868  
 Scale AS NOTED  
 Revision Sheet 0  
 Drawing No. C-100

Permit/Seal  

 EVAN R. WIEGERT  
 PROFESSIONAL ENGINEER  
 No. 22222336  
 State of Pennsylvania

Revision  
 By: [Blank] Agent: WYK/AMCO  
 Date: [Blank]

Issued To: [Blank] Date: 2022/12/17  
 Issued By: Agent: WYK/AMCO  
 The Name: 2021/1868/06 MASTER PLAN Date: [Blank] Sheet: [Blank] CHAL: [Blank] WYK/AMCO

City of Philadelphia

Exhibit "B"

DESIGNATION	BUILDING(S)		EXISTING		PROPOSED		EXISTING + PROPOSED	
	DESIGNATION	BUILDING USE	OCCUPIED AREA	GROSS FLOOR AREA	OCCUPIED AREA	GROSS FLOOR AREA	OCCUPIED AREA	GROSS FLOOR AREA
A	HOSPITAL (4-STORY PATIENT CARE ADD.)		140,624 S.F.	432,351 S.F.	N/A	N/A	140,624 S.F.	432,351 S.F.
B	HOSPITAL (3-STORIES)		9,567 S.F.	28,701 S.F.	N/A	N/A	9,567 S.F.	28,701 S.F.
C	HOSPITAL (1-STORY OUTPATIENT SERVICES)		9,500 S.F.	9,500 S.F.	N/A	N/A	9,500 S.F.	9,500 S.F.
D	HOSPITAL (1-STORIES)		2,250 S.F.	2,250 S.F.	N/A	N/A	2,250 S.F.	2,250 S.F.
E	HOSPITAL (4-STORIES)		26,700 S.F.	100,200 S.F.	N/A	N/A	26,700 S.F.	100,200 S.F.
F	PARKING STRUCTURE (4-STORIES)		57,800 S.F.	N/A	N/A	N/A	57,800 S.F.	N/A
H	PARKING STRUCTURE (4-STORIES)		38,077 S.F.	N/A	N/A	N/A	38,077 S.F.	N/A
I	ED AND OUTPATIENT SERVICES (5-STORIES)		60,570 S.F.	152,966 S.F.	N/A	N/A	60,570 S.F.	152,966 S.F.
J	GARAGE (1-STORY)		1,400 S.F.	1,400 S.F.	N/A	N/A	1,400 S.F.	1,400 S.F.
K	ENTRY LOBBY AT CANCER CENTER		1,561 S.F.	1,120 S.F.	N/A	N/A	1,561 S.F.	1,120 S.F.
L	PROPOSED PROTON THERAPY BUILDING (2-STORIES)		N/A	N/A	26,600 S.F.	45,000 S.F.	26,600 S.F.	45,000 S.F.
<b>TOTALS</b>			<b>348,049 S.F.</b> = (29% of Property)	<b>728,488 S.F.</b> = (62% of Property)	<b>26,600 S.F.</b> = (2% of Property)	<b>45,000 S.F.</b> = (4% of Property)	<b>374,649 S.F.</b> = (32% of Property)	<b>773,488 S.F.</b> = (65% of Property)

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*BILL NO. 220298, as amended continued*