City of Philadelphia

(Bill No. 130062)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by City Avenue, Cardinal Avenue, Overbrook Avenue, and 59th Street.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

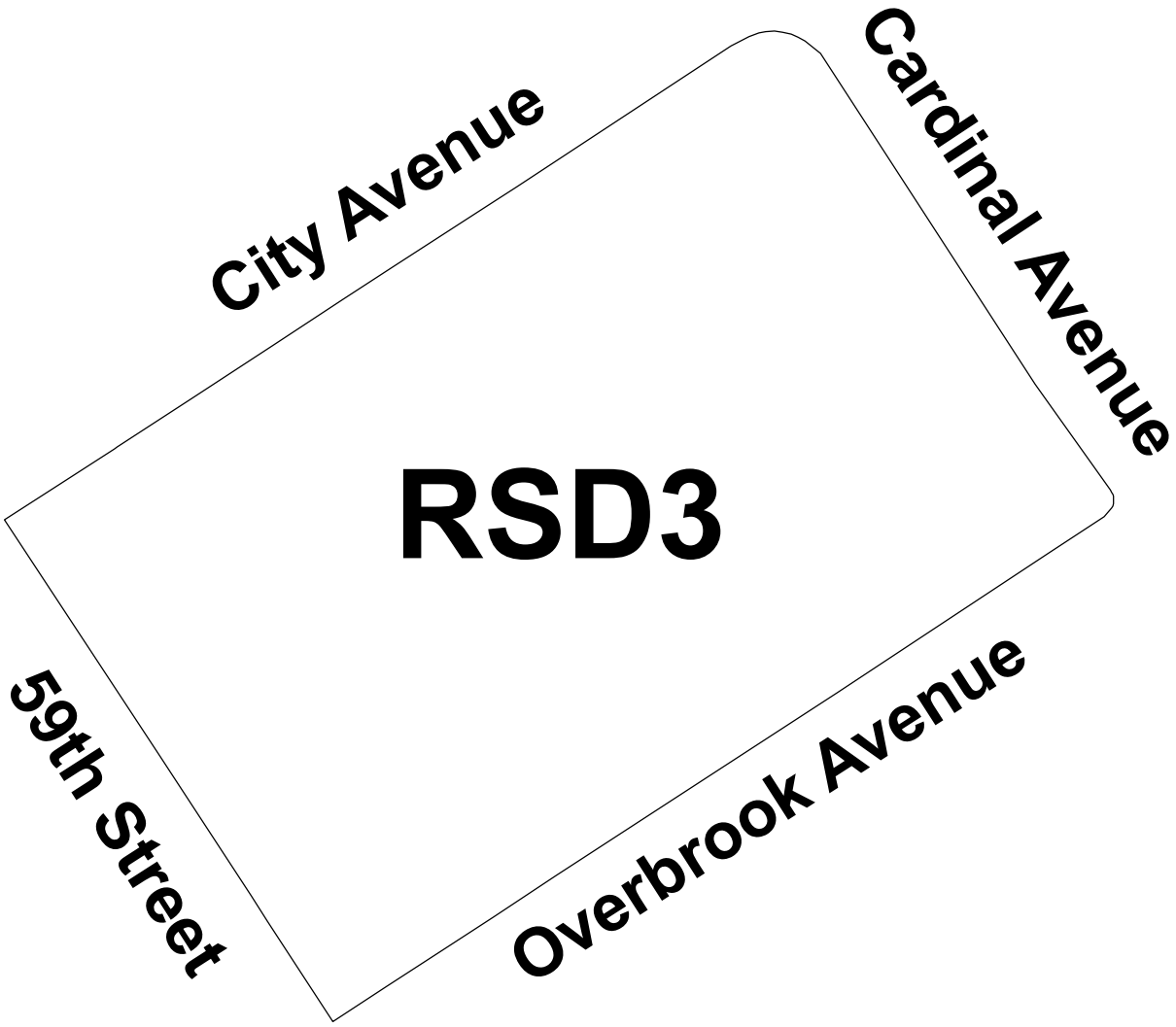
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by City Avenue, Cardinal Avenue, Overbrook Avenue, and 59th Street, from the existing zoning designations indicated on Map "A" attached hereto, to the zoning designations indicated on Map "B" attached hereto.

SECTION 2. The Special Purpose Institutional (SP-INS) Development Master Plan of Saint Joseph's University is hereby amended with respect to the area bounded by City Avenue, Cardinal Avenue, Overbrook Avenue, and 59th Street, as set forth in Exhibit "1," 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.

City of Philadelphia

Map A - Existing Zoning

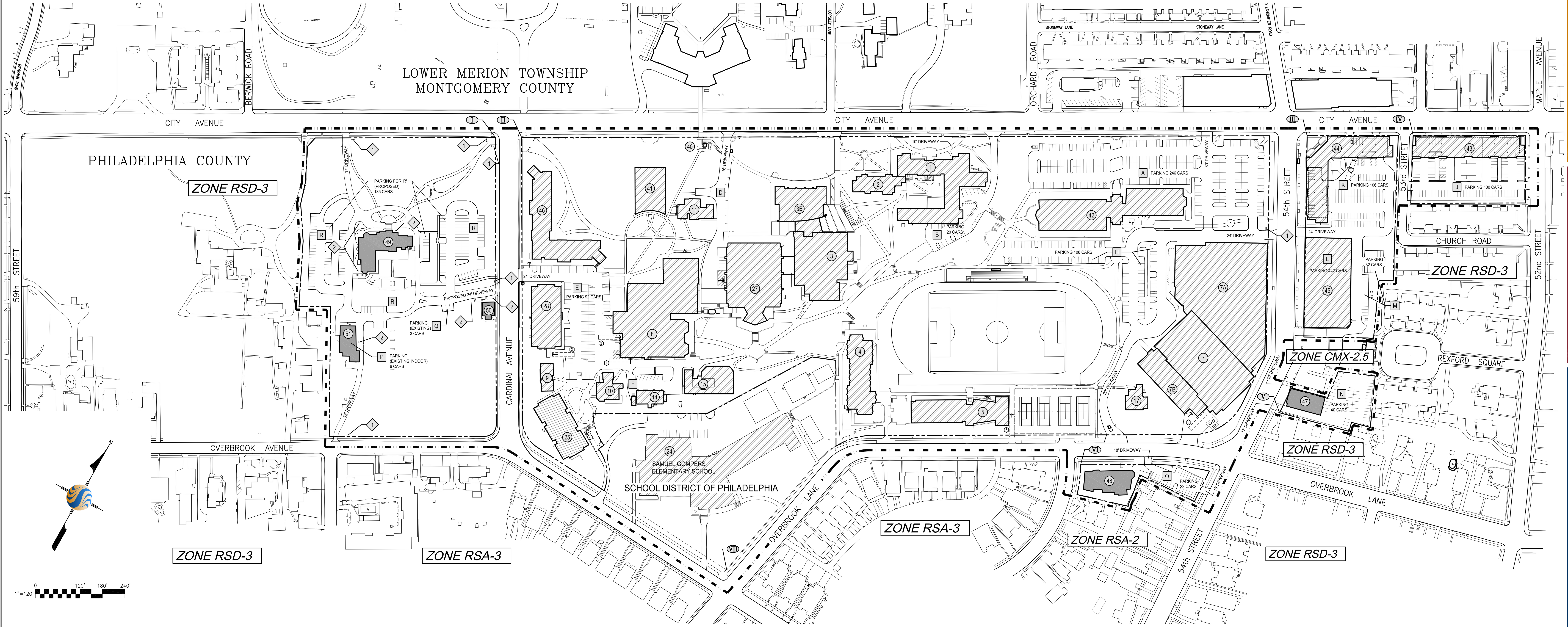


Legend

RSD3 Residential Single-Family Detached

N

Exhibit 1



PROPERTY DESCRIPTIONS AND AREA SUMMARY

I SJU – 5800 CITY AVENUE

AREA = 387,777 S.F. / 8.90 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
S 29°30'45.10" E	770.000'				
		30.000'	47.124'	S 15°29'15" W	42.430'
S 60°29'14.90" W	417.360'				
N 28°45'76" W	348.469'				
N 60°30'00" W	84.660'				
N 25°46'28" W	175.920'				
N 33°02'43" W	100.310'				
N 17°00'00" W	55.820'				
N 25°30'00" W	100.000'				
N 13°51'10" E	29.751'				
N 60°29'14.90" E	482.652'				

II SJU – CORE CAMPUS

AREA = 1,534,919 S.F. / 35.24 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
N 60°29'15" E	2,003.590'				
S 03°24'24" E	146.422'				
		150.000'	167.287'	S 28°32'17" W	158.751'
S 60°29'15" W	856.518'	180.00'	102.794'	S 44°07'39" W	101.42'
N 29°30'45" W	230.013'				
S 68°32'25" W	64.000'				
S 32°17'00" W	318.000'				
S 60°29'15" W	307.135'				
		150.081'	90.872'	S 48°19'17" E	89.490'
S 24°19'58" W	17.501'				
		117.533'	117.273'	S 37°05'17" E	112.468'
N 86°27'09" W	212.266'				
		90.001'	89.441'	N 57°58'57" W	85.806'
N 29°30'45" W	755.185'				

III SJU – BUILDINGS 44 (LANNON) & 45 (HAWK'S LANDING)

AREA = 122,867 S.F. / 2.82 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
N 60°29'15" E	244.127'				
S 27°22'45" E	389.290'				
S 60°29'15" W	38.053'				
S 24°01'03" E	152.278'				
S 65°58'57" W	15.492'				
S 61°31'37" W	171.097'				
N 28°28'23" W	539.089'				

IV SJU – BUILDING 43 (RASHFORD)

AREA = 55,147 S.F. / 1.27 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
N 60°29'15" E	300.425'				
S 29°30'45" E	181.250'				
S 60°29'15" W	307.187'				
N 27°22'45" W	181.646'				

V SJU – 2443–45 N 54th STREET – BUILDING 47 (AFROTC)

AREA = 24,683 S.F. / 0.57 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
N 03°24'41.60" W	71.979'				
N 75°36'35.90" E	100.000'				
N 07°17'54.60" E	77.566'				
N 67°42'05" E	99.601'				
S 24°01'02.60" E	138.285'				
S 75°36'35.90" W	52.313'				
S 14°23'24.10" E	25.000'				
S 75°36'35.90" W	192.751'				

VI SJU – 5400–14 OVERBROOK AVENUE – BUILDING 48 (ELS)

AREA = 25,437 S.F. / 0.58 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
N 60°29'15" E	198.216'				
		619.035'	147.828'	N 67°19'43.43" E	147.477'
S 03°24'41.60" E	90.520'				
S 86°35'18" W	168.810'				
S 09°23'51" E	57.883'				
S 04°59'21.35" E	22.720'				
S 17°17'54.40" E	9.446'				
S 73°32'42" W	140.576				
		375.000'	80.461'	N 22°36'00.36" W	80.306'

VII SCHOOL DISTRICT OF PHILADELPHIA – BUILDING 24 (SAMUEL GOMPERS SCHOOL)

AREA = 168,465 S.F. / 3.87 ac

TOTAL AREA = 2,319,295 S.F. / 53.25 ac

NOTES FOR PROPERTY DESCRIPTIONS AND AREA SUMMARY:

1. AREAS AND DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD MEASURE.
2. ALL PROPERTIES ARE DESCRIBED CLOCKWISE FROM THEIR POINT OF BEGINNING, INDICATED ON THE PLAN.
3. PROPERTY LINE DIMENSIONS SHOWN ON THIS PLAN REFLECT A CONSOLIDATED CONDITION WHERE INDIVIDUAL PARCELS OWNED BY SAINT JOSEPH'S UNIVERSITY ARE CONTIGUOUS.

NO.	BUILDING	BUILDING HEIGHT	GROSS FLOOR AREA, S.F.	BUILDING COVERAGE, S.F.	PARKING LOT
1	BARBELIN HALL (CLASSROOM)	42'	58,400	21,890	A
2	LONERGAN HALL (CLASSROOM)	32'	11,340	5,670	B
3	DREXEL LIBRARY	32'	262,250	13,425	A
3B	POST LEARNING COMMONS (LIBRARY ANNEX)	35'	35,000	16,000	E
4	BELLARMINE BUILDING (CLASSROOM)	39'	49,900	12,475	H
5	POST HALL (CLASSROOM)	33'	34,728	14,808	H
7	HAGAN ARENA (ATHLETIC COMPLEX)	33'	78,100	35,460	H
7A	RECREATION FACILITY (ATHLETIC COMPLEX)	36'	74,000	61,700	H
7B	RAMSAY BASKETBALL CENTER (ATHLETIC COMPLEX)	65'	24,000	12,620	L / M
8	CAMPION STUDENT CENTER	35'	87,540	41,710	E / R
9	TARA HALL (STUDENT RESIDENCE)	26'	5,685	1,895	E (1)
10	QUIRK HALL (STUDENT RESIDENCE)	26'	7,272	2,424	F (1)
11	WOLFINGTON HALL (OFFICE)	29'	8,622	2,874	D
14	POWER PLANT (MECHANICAL EQUIPMENT)	18'	891	1,368	F
15	SIMPSON HALL (STUDENT ACTIVITIES)	26'	13,512	8,264	G / R
17	BARRY HALL (OFFICE)	24'	6,420	2,260	H
24	SAMUEL GOMPERS ELEMENTARY SCHOOL	25'	83,100	41,550	-
25	LAFARGE STUDENT RESIDENCE	58'	82,851	12,640	E (1)
27	SCIENCE CENTER (CLASSROOMS and LABS)	31'	107,980	26,943	A / R
28	SOURIN STUDENT RESIDENCE	48'	63,000	12,600	E (1)
40	PEDESTRIAN BRIDGE / ELEVATOR	36'	2,330	670	D
41	CHAPEL OF SAINT JOSEPH	48'	11,290	10,250	D
42	MANDEVILLE HALL (CLASSROOM)	62'	89,000	29,740	A
43	RASHFORD RESIDENCE HALL	72'	76,700	19,175	J
44	LANNON RESIDENCE HALL	72'	103,000	25,750	K
45	HAWKS' LANDING (RETAIL AND PARKING)	65'	48,280	48,280	L / M
46	VILLIGER RESIDENCE HALL	89'	133,518	20,025	E
	EXISTING BUILDINGS TOTAL		1,340,346	509,106	
	EXISTING BUILDINGS (PROPOSED TO BE ADDED TO THIS SP-INS PLAN)				
47	2443-45 N 54th (AFROTC BUILDING) (OFFICE)	18'	4,810	4,922	N
48	5400-14 OVERBROOK (ELS BUILDING) (CLASSROOM)	30'	12,900	7,335	O
49	5800 CITY AVENUE (MAIN BUILDING) (OFFICE and EVENTS)	48'	33,175	8,150	Q, P, R
50	5800 CITY AVENUE (GATE HOUSE) (OFFICE)	30'	2,740	1,020	Q, P, R
51	5800 CITY AVENUE (SERVICE BUILDING) (OFFICE/PKG)	20'	5,300	3,470	Q, P, R
	NEW BUILDINGS TOTAL		58,925	24,897	
	GRAND TOTALS		1,399,271	534,003	

NOTES:

- (1) FRESHMAN HOUSING - FRESHMAN ARE NOT PERMITTED TO HAVE CARS ON CAMPUS

PROPOSED SIGNAGE SUMMARY

KEY	QTY.	DESCRIPTION
1	6	20 S.F. "SAINT JOSEPH'S UNIVERSITY" SIGN ON 6' HIGH MASONRY WALL
2	6	8 S.F. BUILDING IDENTIFICATION SIGN. TWO SIDED METAL SIGN MOUNTED ON 4' HIGH POSTS

SUMMARY	PROPOSED	INCREASE/(DECREASE) FROM 2010 AMENDMENT
TOTAL DISTRICT SITE AREA	2,319,295 S.F.	430,911 S.F.
TOTAL GROSS FLOOR AREA	1,399,271 S.F.	58,925 S.F.
BUILDING COVERAGE AREA	534,003 S.F.	24,897 S.F.
FLOOR AREA RATIO [400% MAXIMUM]	60.3%	-10.4%
OCCUPIED AREA [70% MAXIMUM] [BUILDING COVERAGE / DISTRICT AREA]	23.0%	-4.8%
PARKING		
REQUIRED TOTAL PARKING [1/4,000 GFA]	350 SPACES	
TOTAL PARKING PROVIDED: LOT	SPACES	
A	246	0
B	20	0
D	16	0
E	92	0
F	10	0
G (REMOVED-NOT SHOWN)	0	0
H	108	0
J	100	0
K	106	0
L	442	0
M	32	0
N	40	40
O	22	22
P	6	6
Q	3	3
R	135	135
TOTAL:	1,378	206
LOADING		
REQUIRED [UP TO 1,300,000 SF GROSS AREA]	5	0
SPACES PROVIDED	7	0

LEGEND

- SPECIAL PURPOSE/ INSTITUTIONAL (SP-INS) DEVELOPMENT DISTRICT
- PROPERTY LINE - SAINT JOSEPH'S UNIVERSITY
- EXISTING BUILDING IN THE EXISTING SP-INS ZONING DISTRICT
- EXISTING BUILDING IN THE PROPOSED SP-INS ZONING DISTRICT
- BUILDING NUMBER
- PARKING LOT DESIGNATION
- 11' x 60' LOADING SPACE
- OTHER LOADING SPACE
- PROPOSED SIGNAGE
- PARCEL KEY AND POINT OF BEGINNING FOR PROPERTY DESCRIPTION

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Consultants

Legend

Notes

1. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING PROPERTIES AND PHYSICAL FEATURES WITHIN THE EXISTING SP–INS ZONING DISTRICT IN THE VICINITY KNOWN AS SAINT JOSEPH'S UNIVERSITY. ALSO SHOWN ARE PROPERTIES OWNED BY SAINT JOSEPH'S UNIVERSITY WHICH PROPOSED TO BE INCORPORATED INTO THE SP–INS ZONING DISTRICT, PER THIS PLAN.
2. INFORMATION USED TO PREPARE THIS PLAN IS BASED ON THE FOLLOWING SOURCES:
   a. AN AERIAL SURVEY BY AERO–METRIC, 45180 BUSINESS COURT, DULLES, VA PERFORMED ON MARCH 12, 2009.
   b. A PLAN TITLED "ALTA/ACSM LAND TITLE SURVEY OF 5800 CITY AVENUE", DRAWING NO. VL–101 BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED SEPTEMBER 26, 2012.
   c. A PLAN TITLED "INSTITUTIONAL DEVELOPMENT DISTRICT PLAN – 2007 AMENDMENT", DRAWING NO. IDD–1.2, BY BURT HILL INC., DATED APRIL 1, 2007.
   d. A PLAN TITLED "INSTITUTIONAL DEVELOPMENT DISTRICT 2010 PROPOSED AMENDMENT", DRAWING NO. IDD–1.3, BY PZS ARCHITECTS, LLC, DATED MARCH 24, 2010.
   e. A PLAN TITLED "PLAN OF PROPERTY" FOR 2443–45 N 54th STREET, DRAWING NO. V–101, BY STANTEC CONSULTING SERVICES, INC., DATED JANUARY 16, 2013.
   f. A PLAN TITLED "PLAN OF PROPERTY" FOR 5400–14 OVERBROOK AVENUE, DRAWING NO. V–102, BY STANTEC CONSULTING SERVICES, INC., DATED JANUARY 16, 2013.
3. THE ACCURACY OF THE FEATURES SHOWN ON THIS PLAN ARE COMMENSURATE WITH THE METHODS USED TO OBTAIN INFORMATION (I.E. AERIAL SURVEY). AS SUCH, THIS PLAN SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN TO CONVEY ZONING BOUNDARY INFORMATION.

Revision	By	Appd.	YY.MM.DD
1. REVISED PAVING AT 5800 CITY AVE.	DBA	JP	13.03.14

Issued	By	Appd.	YY.MM.DD

File Name: 177901606–100idd.dwg | DBA Dwn. | KRS Chkd. | JP Dsgn. | 13.01.14 YY.MM.DD

Permit-Seal

Client/Project
SAINT JOSEPH'S UNIVERSITY

SP-INS ZONING DISTRICT

PHILADELPHIA, PA

Title
SPECIAL PURPOSE - INSTITUTIONAL DISTRICT (SP-INS) DEVELOPMENT PLAN

Project No. 177901606 | Scale 1"=120'

Drawing No. DP-1.0 | Sheet 1 of 1 | Revision 1

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